



For Sale Offers in excess of £175,000



- Mature Semi-Detached Home
- Ideal First Time Buyer/Buy to Let Home
- Deceptively Spacious
- Exceptional Standard of Living
- Bathroom to the First Floor
- Double Glazing
- Gas Fired Central Heating
- Fitted Kitchen
- Downstairs Cloakroom
- NO CHAIN/LARGE DRIVEWAY

**Chester Road
Flint, CH6 5DT**

Property Description

An ideal opportunity to acquire this deceptively spacious three-bedroom mature semi-detached home which is currently being used as a holiday let so an early inspection is strongly recommended to appreciate this stylish and beautifully presented home. The property offers no onward chain with the full benefits of gas fired central heating, double glazing, fitted kitchen, downstairs cloakroom, bathroom to the first floor, generous sized bedrooms, driveway providing ample parking for several vehicles, **EARLY INSPECTION IS STRONGLY ADVISED TO AVOID DISAPPOINTMENT.**



Location

Occupying a prominent position along the Chester Road being conveniently located for easy access into the town of Flint which offers a good selection of shops, public houses, leisure centre but also a retail park offering additional shops and sainsburys supermarket. The property is ideally situated for easy access to the motorway networks for the busy commuter.



Entrance Hall

Upvc entrance door, laminated wood effect flooring, stairs to the first floor, double glazed window to the side elevation/

Lounge/dining Area: 10.70' x 26.61' (3.26m x 8.11m)

Measured maximum into width and into bay window. Double glazed bay window to the front elevation, two central heating radiators, double glazed window to the rear elevation.

Kitchen: 13.39' x 6.89' (4.08m x 2.10m)

Modern fitted kitchen comprising of a range of base units incorporating stainless steel drainer sink unit with complimentary worktops, part tiled to walls, laminated wood effect flooring, gas cooker point, plumbing for washing machine, wall mounted central heating boiler, two double glazed windows to the side elevation, stable timber door to the rear porch,

Rear Vestibule

Laminated wood effect flooring, central heating radiator, double glazed window to the rear elevation, part tiled to walls, door to the outside.

Cloakroom

Low level w.c, wash hand basin with lever taps, part tiled to walls, central heating radiator, velux window, extractor fan, laminated wood effect flooring.

Landing

Double glazed window to the side elevation, access to loft, central heating radiator.

Bedroom 1: 13.55' x 11.02' (4.13m x 3.36m)

Double glazed window to the front elevation, central heating radiator.

Bedroom 2: 10.01' x 12.17' (3.05m x 3.71m)

Measured maximum into recess, double glazed window to the rear elevation, central heating radiator.

Bedroom 3: 8.56' x 8.40' (2.61m x 2.56m)

Double glazed window to the front elevation, central heating radiator.

Bathroom

Walk in shower with screen incorporating Mira Jump fitted shower, pedestal wash hand basin, low level w.c, part tiled to walls, double glazed windows to the side and rear elevations.

Externally

There is a driveway to the front of the property providing extensive ample parking partially screened by dwarf brick wall with timber fencing. Wrought iron gate gains access to the rear which is mainly flagged and concrete which is fully enclosed.

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92+	A		
81-91	B		87
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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