

Northop Road, Flint, Flintshire, CH6 5LQ  
£120,000 MS11078



**DIRECTIONS:** Turn right out of the Shotton office and proceed to Queensferry at the traffic light intersection continue to the roundabout and take the fourth exit to join the A548 and A55/ Proceed until exiting signposted Flint at the roundabout take the right hand exit to Flint. proceed through Flint Mountain into Flint and after passing the Mill Tavern on the left the property will be seen after a short distance on the left hand side.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

**Viewing by arrangement through Shotton Office**

**33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182**

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

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**DESCRIPTION:** If you are looking for your first home which is convenient for local services and having views to the rear this could be the one for you. A well presented two bedroom terraced house which briefly comprises: lounge, spacious dining room opening to a comprehensively fitted kitchen, two bedrooms and modern shower room. Gas heating and double glazing. Gardens to the rear ideal for al fresco dining. Single right of way access to the rear. Viewing recommended.




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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271

**LOCATION:** Situated near the historic town of Flint with good transport links and local shopping and services.

**HEATING:** Gas heating with radiators.

**LOUNGE:** 13' x 10' 1" (3.96m x 3.07m) UPVC front door. Radiator and double glazed window.



**DINING ROOM:** 9' 8" x 9' 2" (2.95m x 2.79m) Radiator and under stairs storage cupboard.



**KITCHEN:** 10' 8" x 7' 2" (3.25m x 2.18m) Double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Tiled splash back area's. Extractor fan. Wall mounted gas boiler. Laminate floor. Door to the garden.



**STAIRS AND LANDING:** Radiator, built in storage cupboard and loft access.

**BEDROOM 1:** 13' 3" x 10' (4.04m x 3.05m) Radiator and double glazed window. Walk in storage cupboard.



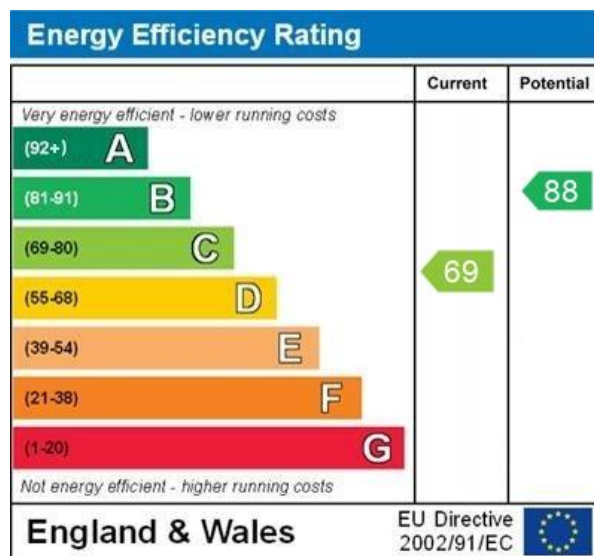
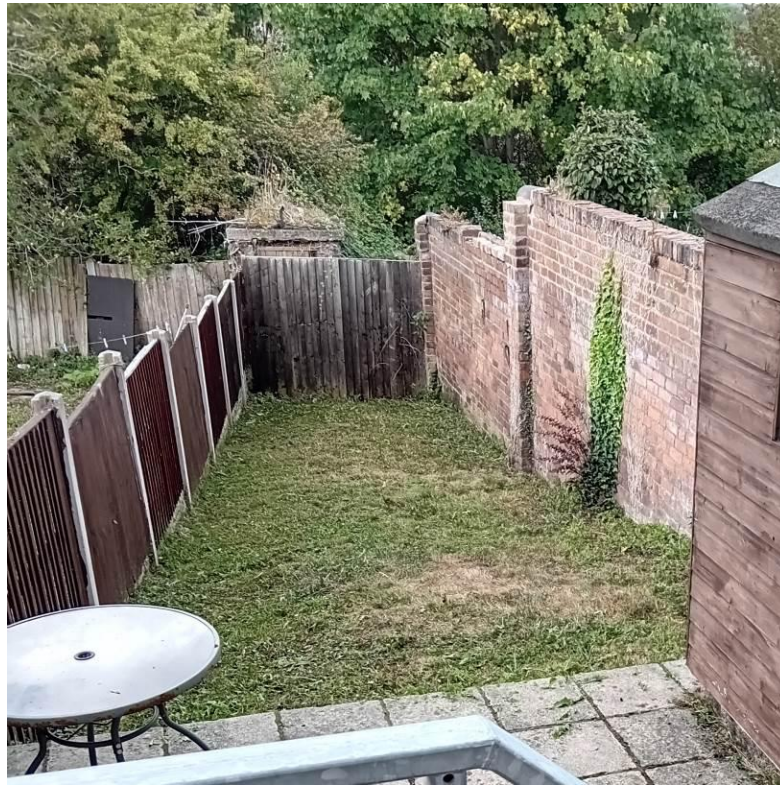
**BEDROOM 2:** 13' 8" x 5' 2" (4.17m x 1.57m) Radiator and double glazed window. Walk in storage cupboard.



**SHOWER ROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and corner shower cubicle. Complimentary modern tiling.



OUTSIDE: Small frontage with single access gate. The rear garden is of a good size and has a garden shed. Views to the rear.



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**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.