

**24 Hallfield Close**

**MS11307**



**FLINT**

**£155,000**

24 Hallfield Close, Flint, Flintshire. CH6 5HL  
£155,000 MS11307



**DESCRIPTION:** If you are looking for a spacious extended home in a desirable location which needs refurbishment so you can add your own style this could be the one for you. This property also has disability access and would be of benefit to those with dependant family members. The property briefly comprises:- spacious entrance hall, lounge through dining room, kitchen, ground floor bedroom with ensuite wet room with full disability access. On the first floor there are three bedroom and a bathroom. Gas heating and double glazing. Gardens to the front and rear. Driveway, carport and garage. Viewing recommended.  
**AGENTS NOTE:** The owner of this property is an employee of Molyneux

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

**Viewing by arrangement through ShottonOffice**

**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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**DIRECTIONS:** Turn left out of the Shotton Office and proceed through Shotton and Connah's Quay. After passing Coleg Cambria on the left continue to the roundabout and take the first exit to join the bypass to Flint. At the traffic lights in Flint turn left just before the Royal Oak into Church Street and continue to the next traffic lights and continue until bearing right into Halkyn Street. Bear right into Old London Road and take the second left into Cornist Drive and first right into Hallfield Close where the property will be seen on the right hand side.

**LOCATION:** A sought after cul de sac in the Cornist area of Flint. The historic town of Flint has good transport links and a variety of shops and services.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Double glazed front door and side panel. Radiator.

**KITCHEN:** 11' 5" x 8' 9" (3.48m x 2.67m) Double glazed window, side door access to drive way, a Rayburn cooker, which no longer works wall mounted unites, stainless steel sink



**LOUNGE AREA** 14' x 11' 9" (4.27m x 3.58m) Radiator and double glazed window. Log Burner.



**DINING AREA** 11' 7" x 9' 3" (3.53m x 2.82m) Radiator.



BEDROOM 4: 13' 6" x 9' 1" (4.11m x 2.77m) Radiator, wall mounted gas boiler. Double glazed rear exit with level threshold.



WET ROOM Radiator, double glazed window, w.c., wash hand basin and floor shower. Complimentary modern tiling.





## FIRST FLOOR

**BEDROOM 1:** 14' 2" x 10' 6" (4.32m x 3.2m) Radiator and double glazed window. Two built in wardrobe/storage cupboards



**BEDROOM 2:** 10' 5" x 9' 9" (3.18m x 2.97m) Radiator and double glazed window. Two built in wardrobe/storage cupboards



**BEDROOM 3:** 8' x 7' 5" (2.44m x 2.26m) Radiator and double glazed window. Built in storage cupboard.



**BATHROOM:** Radiator, double glazed window, w.c., wash hand basin and walk in bath with shower attachment over. Complimentary tiling.



**OUTSIDE:** Lawn garden to the front and drive providing parking to the side with carport leading to the garage with up and over door. Rear lawn garden with garden shed and access to bedroom 4.



**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.