



5 Caesar Avenue

Oakenholt, Flint, CH6 5EA

£230,000



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Accommodation Comprises:

Wooden door with glazed panel and side panel opens to:

Hallway

'L' Shaped hallway with two built in storage cupboards with mirrored sliding doors and doors into bedrooms and bathroom.

Wooden French glazed doors opening to:

Lounge

Upvc double glazed windows to the front and side elevations, living flame gas fire set on a marble effect hearth with complimentary surround, carpeted flooring, double panelled radiator and opening to:

Kitchen/Diner

Housing a range of traditional cream base, wall and drawer wall units with roll top work surfaces over, inset stainless steel sink and drainer with mixer tap over, Upvc double glazed window to the side and Upvc double glazed door, void and plumbing for washing machine, space for freestanding cooker and fridge freezer.

Dining Area: Upvc double glazed box bay window to the front elevation and double panelled radiator with carpeted flooring.

Master Bedroom

Fitted with a range of built in wardrobes with mirror sliding doors and side shelving unit, carpeted flooring and Upvc double glazed sliding patio door into the conservatory.

Door into:

En-Suite

Fitted with a three piece suite comprising: Corner shower glazed enclosure with tiled walls and shower attachment, low level flush w/c and pedestal wash hand basin. partially tiled walls and Upvc double glazed frosted window to the side with double panelled radiator.

Conservatory

Dwarf brick wall with Upvc double glazed units, Upvc double glazed French doors to the side opening to the rear paved patio area, tiled floor and double panelled radiator.

Bedroom Two

Upvc double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

Bedroom Three:

Upvc double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

Family Bathroom

Three piece suite comprising: Panelled bath with mixer tap over, pedestal wash hand basin and low level flush w/c, full wall tiling, Upvc double glazed frosted window to the side elevation, double panelled radiator and tiled floor.

Double Garage

Two up and over wooden garage doors, side courtesy door, light and power access.

Outside

The property is approached to the front via a tarmac driveway, providing ample off-road parking and continuing to the side of the property where it leads to the detached double garage. The front garden is predominantly laid to lawn with a selection of established plants and shrubs, complemented by wooden fencing to the side boundary.

To the rear is a good-sized enclosed garden, again mainly laid to lawn with a paved patio area providing an ideal space for outdoor seating and entertaining. Established hedging offers a good degree of privacy, with a wooden gate providing access to the side of the property.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

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INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Tel: 01352 762300

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

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These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.