



1 Hallfield Close

, Flint, CH6 5HL

O.I.R.O £280,000



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'L' shaped Hallway

Built in storage cupboard and airing cupboard with slatted shelving, double panelled radiator, wood effect laminate flooring and doors into:

Lounge

20'9 x 11'5 (6.32m x 3.48m)

Feature brick-faced fireplace housing a cast-iron log/multi-fuel burner, set on a raised plinth with wooden mantel, Upvc double glazed bay window to the side elevation, double panelled radiator, aerial socket, wood effect laminate flooring, textured and coved ceiling.

Archway into:

Dining Room

11'7 x 11'6 (3.53m x 3.51m)

Upvc double glazed window to the front elevation, single panelled radiator and wood effect laminate flooring.

Kitchen

11'6 x 8'5 (3.51m x 2.57m)

Housing a range of wall, drawer and base units with square-edged work surfaces over. Space for a freestanding cooker with stainless steel extractor hood above, void and plumbing for a washing machine, and space for a fridge freezer. Inset one-and-a-half bowl sink and drainer unit with mixer tap, splashback tiling, uPVC double-glazed window to the rear elevation, tiled flooring, and a uPVC double-glazed door with glazed panel opening to the rear.

Master Bedroom

14'2 x 11'5 (4.32m x 3.48m)

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

Door into:

En-Suite Bathroom

11'6 x 4'9 (3.51m x 1.45m)

Fitted with a 3 piece white suite comprising: Panelled corner bath with shower over, low level w/c and pedestal wash hand basin, fully tiled walls and floor, Upvc double glazed frosted window to the rear elevation and chrome heated towel rail.

Bedroom Two

11'5 x 12'9 (3.48m x 3.89m)

Upvc double glazed window to the rear elevation, double panelled radiator, fitted wardrobes with mirror sliding doors and carpeted flooring.

Bedroom Three:

10'3 x 7'2 (excluding wardrobes) (3.12m x 2.18m (excluding wardrobes))

Upvc double glazed window to the rear elevation, single panelled radiator, fitted wardrobe with mirror sliding door and carpeted flooring.

Wet Room

8'3 x 5'4 (2.51m x 1.63m)

Walk-in shower room with electric wall mounted shower, glazed screen, vanity wash hand basin with cupboard beneath, low level flush w/c, non slip flooring with central floor drain, tiled walls, heated towel rail and recessed spotlights.

Garage

Up and over door light and power access.

Outside

The property is approached via a sliding wrought iron gate which opens onto an extended block-paved driveway, providing ample off-road parking and leading to a single-bay detached garage to the rear.

To the front and side, the gardens are mainly laid to lawn, framed by a dwarf brick wall with steps rising to the main entrance, creating an attractive and welcoming approach.

To the rear is a private, enclosed patio garden, ideal for low-maintenance outdoor seating. This area also houses the bin stores, with a wooden gate offering convenient access back to the driveway.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroborts.com

PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOANS SECURED ON IT.

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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

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Opening Hours

Monday - Friday 9:00am - 5:30pm
Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

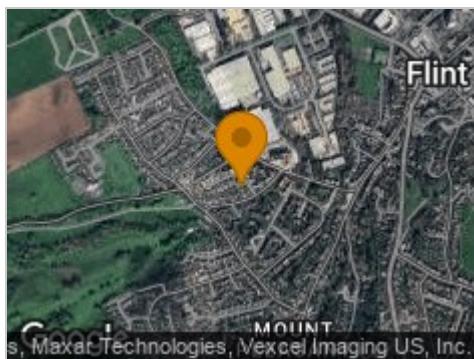
Mon-Fri 9am - 5pm
Saturday 9am - 4pm



Road Map



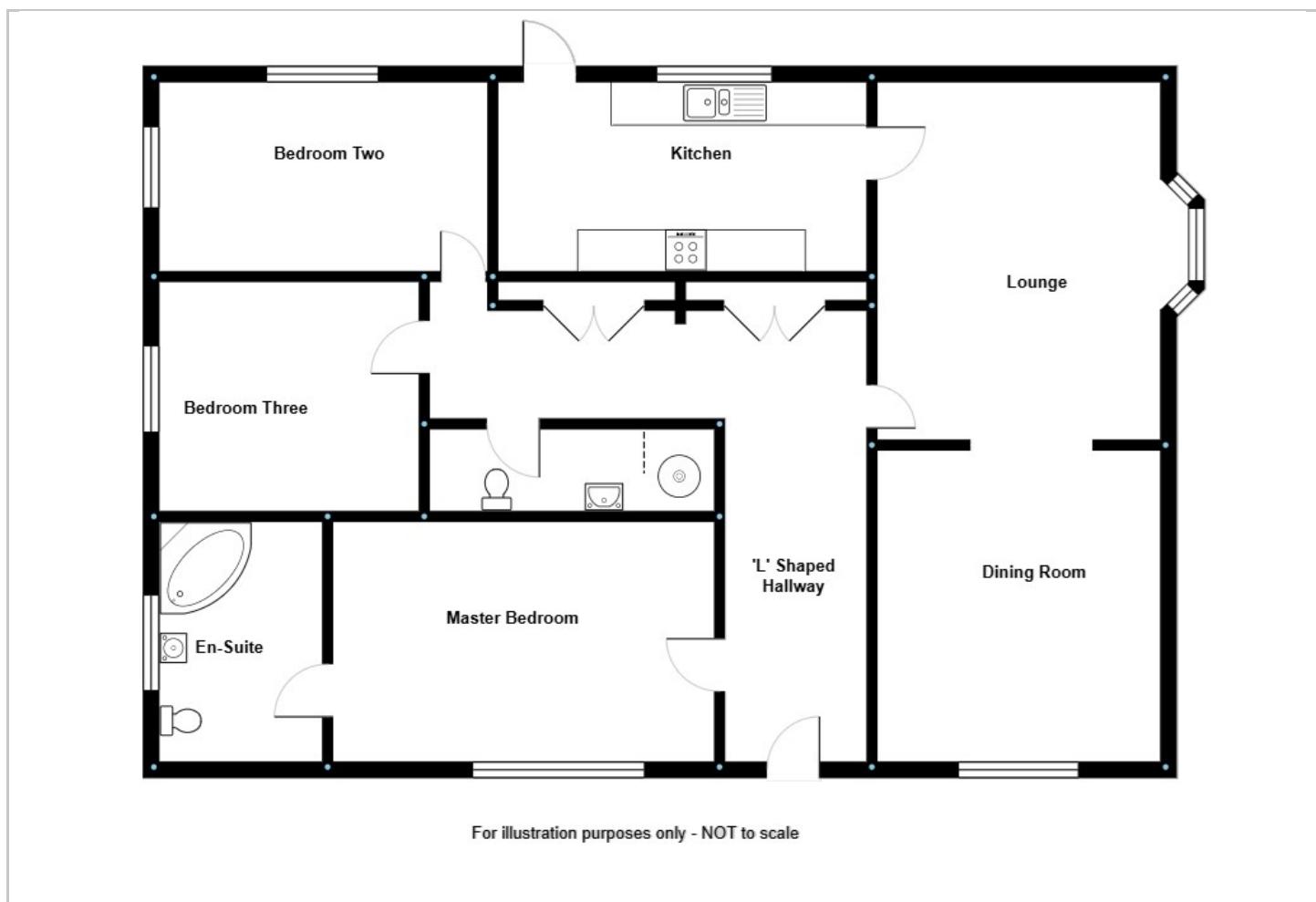
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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