



13 Queensbury Drive

, Flint, CH6 5HD

£189,950



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ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking and leads to the front entrance.

Upvc door with decorative inset opens into:

ENTRANCE HALL

With single panel radiator, stairs leading to the first floor accommodation and door opening into:

Lounge

14'7 x 11'8 (4.45m x 3.56m)

Electric fire set on a wooden fire surround with decorative hearth and side slips, t.v. aerial point, textured ceiling, carpeted flooring, single panel radiator and double glazed window to the front elevation.

Double doors opening into:

Kitchen/Dining Room

14'9 x 9'7 (4.5m x 2.92m)

Fitted with a range of wall, drawer and base units with complimentary work surfaces over, stainless steel sink unit with drainer, splash back wall tiling, built in hob and oven with extractor hood over, space for under counter fridge and void and plumbing for washing machine. Tiled flooring, radiator, double glazed window to the rear elevation and Upvc door to the side.

Sliding patio doors open into:

Conservatory

11'5 x 8'7 (3.48m x 2.62m)

Dwarf brick wall and double glazed unit construction with radiator, tiled flooring and 'French' doors opening on to the rear garden.

STAIRS FROM HALLWAY LEAD TO:

Landing

With loft access point and frosted double glazed window to the side elevation.

Doors opening to:

Bedroom One

11'2 x 9'2 (excluding robes) (3.4m x 2.79m (excluding robes))

Fitted with a range of wardrobes with mirror sliding doors, single panel radiator and double glazed window to the rear elevation.

Bedroom Two

10'5 x 8'1 (excluding wardrobes) (3.18m x 2.46m (excluding wardrobes))

Range of fitted wardrobes with sliding doors, single panel radiator and double glazed window to the front elevation.

Bedroom Three

8'1 x 7'7 (max) (2.46m x 2.31m (max))

Fitted single bed with storage beneath, single panel radiator and double glazed window to the front elevation.

Shower Room

5'9 x 5'4 (1.75m x 1.63m)

Fitted with a three piece suite comprising walk in shower with wall mounted mains powered shower and glazed screen, wash hand basin set in vanity unit and concealed cistern W.C. Tiled flooring, tiled walls, radiator and frosted double glazed window to the rear elevation.

OUTSIDE

The property is approached via a driveway providing 'Off Road' parking for a number of vehicles and leads to the front entrance. There is also a lawned garden area with brick wall and wooden fence boundaries.

To the side of the property the driveway extends and leads to the detached single bay garage.

The rear garden is of a larger than average size, mainly laid to lawn and being well stocked with a variety of shrubs and plants. There is a paved patio area perfect for Al Fresco dining during the warmer months. Boundaries are made up of hedgerow and panelled fencing.

Garage

Up and over door to the front, power and light

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.

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.

Tel: 01352 762300

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

Mortgage Advice

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.

Important Notice

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

Disclaimer

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.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

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

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



Hybrid Map



Terrain Map



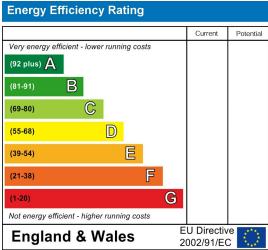
Floor Plan



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.