Reid & McGlade

PROPERTY GROUP

11 The Nurseries

Flint, Flintshire, CH6 5UW

£299,950

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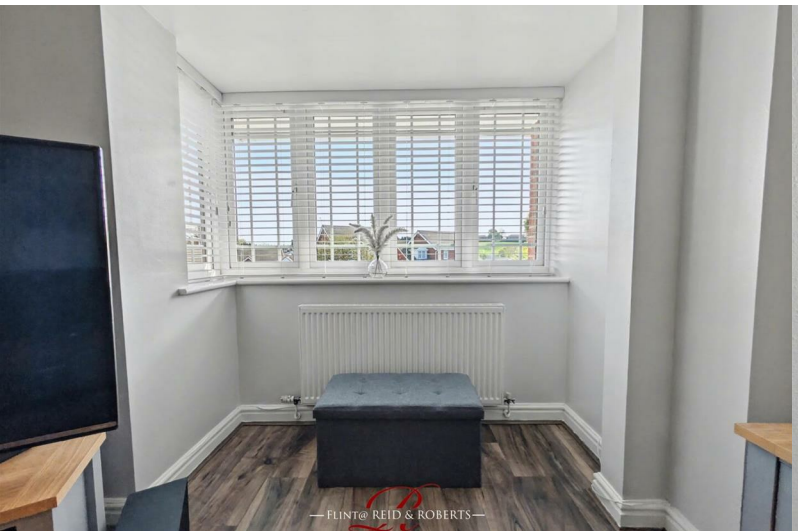

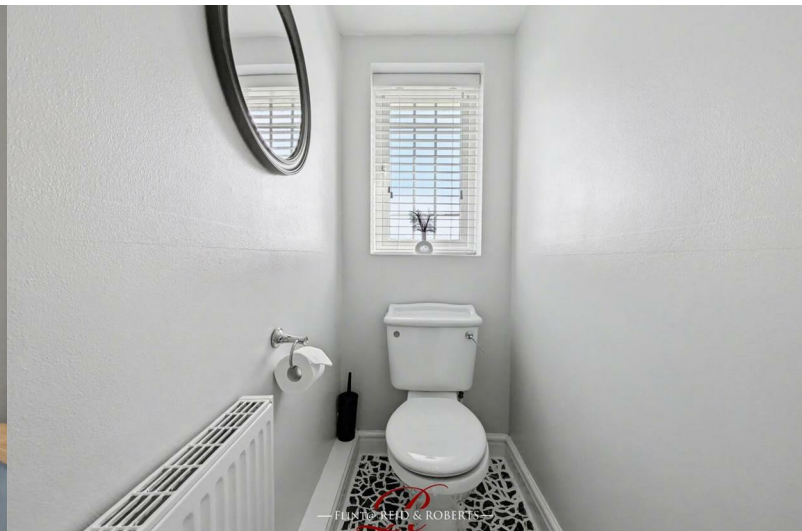

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Accommodation Comprising:
Step up to frosted upvc double glazed front door into:

Entrance Hall:
Wood effect laminate flooring, double panelled radiator, upvc double glazed window to the side elevation and under stairs storage cupboard. Doors into:

Ground floor W.C:
Two-piece suite comprising wall-mounted wash hand basin with decorative splashback tiling and low-level flush WC. Mosaic pebbled flooring, double panelled radiator, and uPVC double glazed frosted window to the front elevation.

Lounge:
uPVC double glazed box bay window to the front elevation, double panelled radiator, textured and coved ceiling, wood effect laminate flooring, and electric fire set within a feature fireplace with decorative surround.

Kitchen/Dining Room:
A bright and contemporary kitchen, beautifully appointed with a range of white shaker-style wall, drawer and base units, complemented by an integrated wine rack and wood-effect work surfaces incorporating a breakfast bar. A full suite of integrated appliances includes fridge, freezer, dishwasher, electric hob with stainless steel extractor and glass splashback, along with a double oven. Finished with a stainless steel inset sink and mixer tap, tiled flooring, and a uPVC double glazed window overlooking the rear garden, with access through to:

Sitting Room/Utility:
Sitting Area: A light and versatile space with a uPVC double glazed window to the front elevation, ideal for use as a snug, home office or playroom, with flooring flowing seamlessly through to:

Utility Room: Fitted with a range of matching base units with wood-effect work surfaces over, providing space and plumbing for washing machine and tumble dryer. Tiled flooring, uPVC double glazed frosted window to the rear elevation, and uPVC frosted double glazed door providing access to the rear garden.

First Floor Accommodation:

Landing:
Stairs leading up to spacious landing and loft access hatch.

Doors into:

Master Bedroom
Upvc double glazed window to the front elevation, double panelled radiator, carpeted flooring and door into:

En-Suite Shower Room:
Three-piece suite comprising low-level flush WC, pedestal wash hand basin with splash back tiling, and a fully tiled shower enclosure with glazed screen and wall-mounted electric shower. Frosted uPVC double glazed window to the side elevation, double panelled radiator and mosaic pebbled flooring.

Bedroom Two:
Upvc double glazed window to the front elevation, loft access hatch, carpeted flooring and double panelled radiator.

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

Bedroom Four:
Upvc double glazed window to the front elevation, wood effect laminate flooring, built in storage cupboard with hanging rail and double panelled radiator.

Family Bathroom:
Comprising a three-piece suite including a low-level flush WC, pedestal wash hand basin, and panelled bath with thermostatic shower over. Complemented by partially tiled walls with decorative border, uPVC double glazed frosted window to the rear elevation, double panelled radiator, and wood-effect laminate flooring.

Outside:
The property is approached via a generous driveway providing ample off-road parking for approximately three to four vehicles, extending across the front elevation and leading to the main entrance. A pathway to the side offers convenient access to the rear garden, with a neatly maintained lawned area enhancing the overall kerb appeal.

The rear garden is a beautifully landscaped, tiered space designed with both style and practicality in mind. A generous patio and slate-chipped seating area provide the perfect setting for outdoor entertaining, with steps leading to a further paved terrace featuring decorative stonework. Beyond, a well-maintained lawn offers additional outdoor space, while the upper tier is enclosed by a brick-built wall and finished with attractive slate chippings, creating a private and visually appealing backdrop.

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@reidandroberts.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.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

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

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.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order 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.

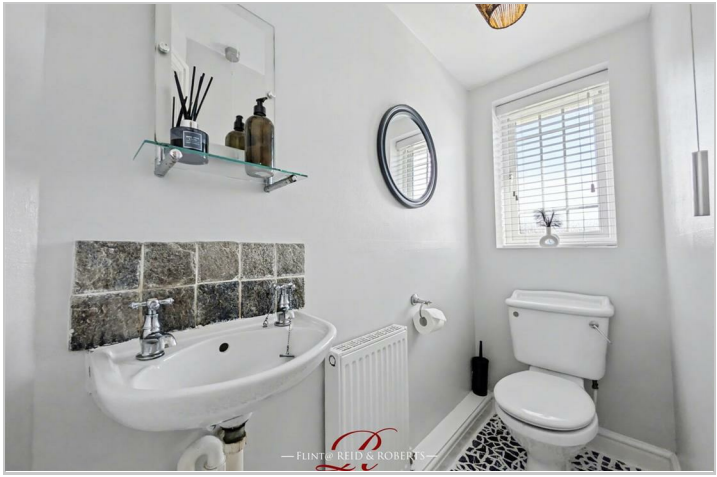
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

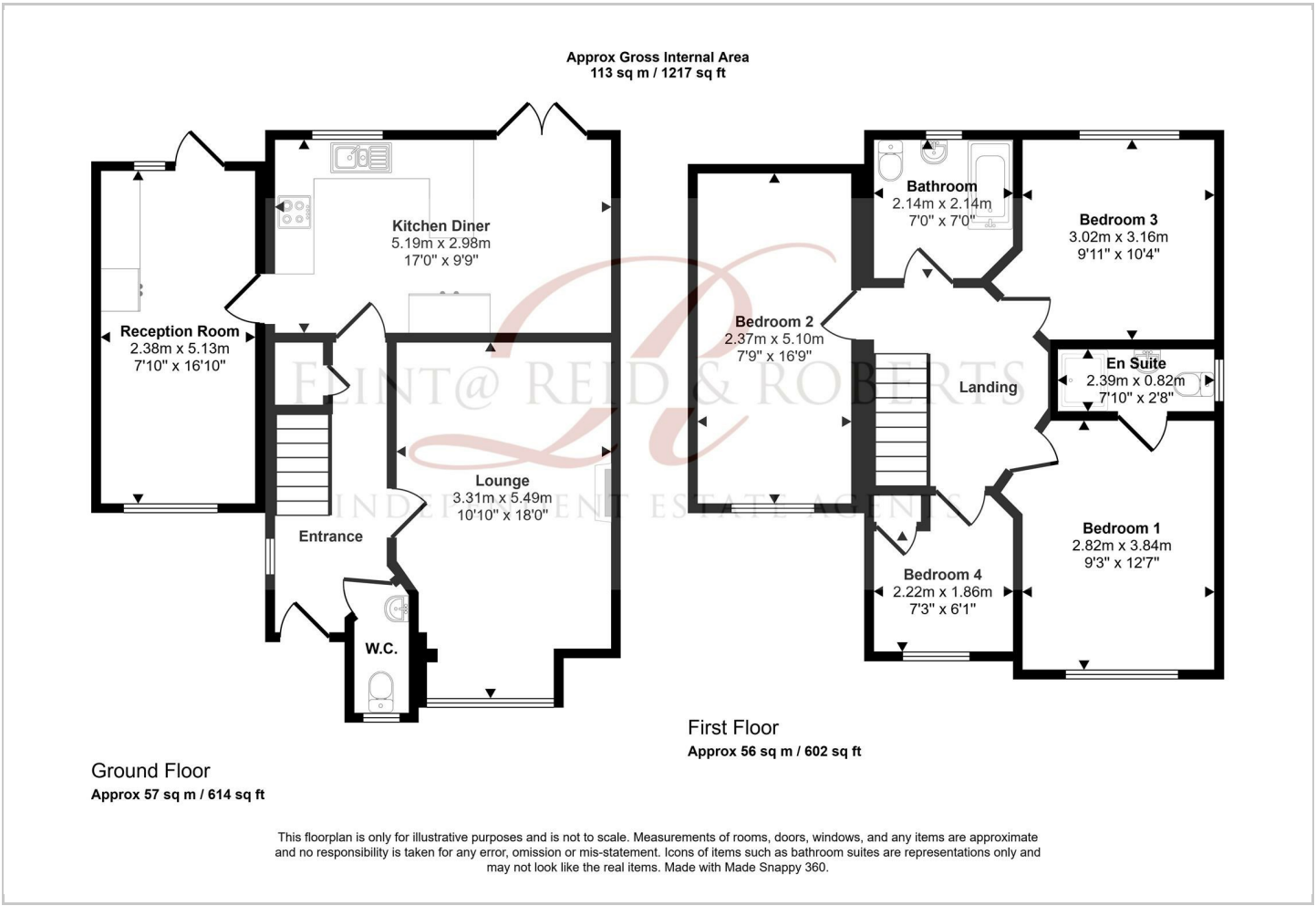


Road Map

Hybrid Map

Terrain Map

Floor Plan

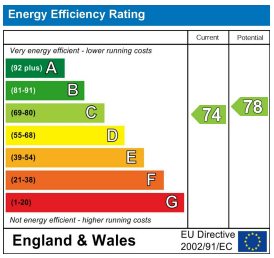


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



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