



128 Northop Road

Flint, Flint, CH6 5LH

O.I.R.O £229,500



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Accommodation Comprises:

Step up to:

Upvc double glazed composite door with decorative glazed panel and overhead canopy with courtesy light.

Enclosed Porch

A decorative timber glazed entrance door, complemented by matching glazed side panels and an overhead panel, allows an abundance of natural light and opens into:

Hallway

Staircase rising to the first floor accommodation, double panelled radiator, attractive herringbone-effect vinyl flooring and doors leading into:

Lounge

12'1 x 11'11 (3.68m x 3.63m)

A spacious and well-proportioned reception room featuring a large uPVC double glazed bay window to the front elevation allowing an abundance of natural light, feature fireplace with wooden surround, double panelled radiator, picture rail and carpeted flooring.

Second Reception Room / Sitting Room

18'4 x 12'9 (5.59m x 3.89m)

A generously proportioned second reception room featuring a substantial stone fireplace with inset fire and hearth, providing an attractive focal point to the room. Double panelled radiator, carpeted flooring and ample space for a range of lounge furniture.

Cloakroom

Fitted with a two piece suite comprising low level flush w.c. and wash hand basin. Window to the side elevation.

Kitchen

11'0 x 9'3 (3.35m x 2.82m)

Fitted with a comprehensive range of wall, drawer and base units with complementary work surfaces over and tiled splashbacks, incorporating a stainless steel sink and drainer unit. Integrated electric oven, four-ring gas hob with extractor hood over and space for additional appliances. uPVC double glazed window to the side elevation, further window and glazed external door providing access to the rear garden, ceiling lighting and vinyl flooring.

Bedroom Four/Study/Play Room

11'0 x 8'3 (3.35m x 2.51m)

An excellent addition to the ground floor accommodation with double panel radiator and double glazed French doors leading to the rear garden.

First Floor Accommodation

Landing

Loft access hatch and doors into:

Bedroom One

12'9 x 9'1 (3.89m x 2.77m)

A generously proportioned double bedroom benefiting from an extensive range of fitted mirrored sliding wardrobes providing excellent storage. Large uPVC double glazed window to the front elevation allowing plenty of natural light, radiator, decorative picture rail and carpeted flooring.

Bedroom Two

11'11 x 9'10 (3.63m x 3m)

A well-proportioned double bedroom with uPVC double glazed window to the front elevation, radiator, decorative coving and carpeted flooring. Generous space is provided for a range of freestanding bedroom furniture.

Bedroom Three

8'6 x 8'2 (2.59m x 2.49m)

uPVC double glazed window to the front elevation, radiator and carpeted flooring. A versatile room ideal for use as a child's bedroom, nursery or home office.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

Fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Part tiled walls, tiled flooring, heated towel rail and uPVC double glazed frosted window.

Outside

The property is approached via a generous concrete driveway providing ample off-road parking for several vehicles, extending along the side of the property and providing access towards the rear. An attractive lawned garden sits alongside the driveway, with fenced boundaries and steps leading to the covered entrance. The traditional brick-built frontage and large bay window provide plenty of kerb appeal.

A particular feature of the property is the generous and well-maintained rear garden, offering an excellent amount of outdoor space. A paved patio area adjoining the property provides an ideal setting for outdoor seating and entertaining, opening onto a substantial lawn with established planted borders and mature hedging providing a good degree of privacy. A pathway extends through the garden to a selection of useful timber storage sheds, with fencing and walling forming the boundaries.

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.

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or

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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.

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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.

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

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



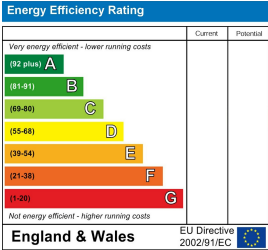
Floor Plan



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.