Reid & McGlade

PROPERTY GROUP

Morlow House Holywell Road

, Flint, CH6 5RR

O.I.R.O £695,000

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Accommodation Comprising:

Upvc double glazed composite door with chrome hardware and opaque glass panel to the side, opening to:

Entrance Hall

Stairs leading to the first floor accommodation, double panelled radiator, feature wall panelling, tiled floor and doors into:

Lounge

Upvc double glazed window to the front elevation, cast iron log burner with wooden mantle, double panelled radiator and carpeted flooring.

Double French doors with complimentary side panels into:

Dining Area

A beautifully appointed and impressive dining area, flooded with natural light from the large overhead roof lantern and extensive bi-folding doors which span the rear elevation and open directly onto the garden. Finished to a high standard with tiled flooring and recessed spotlighting, the space forms part of the open-plan living accommodation and provides a fantastic setting for both family dining and entertaining.

Kitchen/Diner

A stunning contemporary kitchen, beautifully appointed with an extensive range of sleek fitted wall, base and full-height units complemented by contrasting work surfaces and striking feature slatted wall panelling. A substantial central island provides additional preparation space together with a breakfast bar seating area, creating a fantastic social focal point to the room. Integrated appliances, inset sink with feature mixer tap, gas hob, recessed spotlighting and statement pendant lighting complete the high-quality finish. Open plan to the dining area, creating an impressive and exceptionally sociable space ideal for modern family living and entertaining.

Utility Room

Fitted with a range of base units with contrasting work surfaces and inset sink unit. Void and plumbing for washing machine and tumble dryer, double panelled radiator, uPVC double glazed window to the front elevation, recessed spotlighting and tiled flooring. Feature slatted wall panelling completes the contemporary finish.

Galleried Landing

An impressive galleried landing forming a striking feature of the property, with a dramatic vaulted ceiling and magnificent full-height picture window flooding the stairwell with natural light. A contemporary feature balustrade overlooks the staircase below, complemented by a stunning cascading statement light fitting. Carpeted flooring, double panelled radiator and access to the first-floor accommodation.

Master Bedroom

A truly impressive and beautifully appointed master bedroom of generous proportions, featuring a striking recessed ceiling with contemporary spotlighting and a full-height upholstered feature wall. A large uPVC double glazed window to the front elevation enjoys far-reaching views, while French doors to the rear open directly onto a private balcony with wonderful views across the surrounding open countryside. Double panelled radiator and carpeted flooring.

Bedroom Two

A further generous sized double bedroom having recessed spotlights, double panel radiator and double glazed windows to the front and rear elevation.

Bedroom Three

Additional double room having recessed spotlights, double panel radiator and bay window to the front elevation

Bedroom Four

Double bedroom with recessed ceiling spotlights, double panel radiator and window to the rear elevation

Dressing Room

An excellent addition providing useful storage to the first floor accommodation. Fitted with a contemporary range of wardrobes and drawers, recessed ceiling spotlights, double panel radiator and window to the front elevation.

Shower Room

Fitted with a two piece suite comprising walk in shower unit with wall mounted shower point and glazed privacy screen, wash hand basin set on vanity unit and with shelving storage beneath, tiled walls and flooring, recessed spotlights, heated towel rail and frosted window to the rear elevation.

Family Bathroom

A beautiful contemporary three piece suite comprising freestanding bath with shower attachment and mixer tap, 'His and Hers' double sinks set on a vanity unit with drawers and shelving beneath and low level flush w.c. Tiled walls incorporating useful storage recesses, tiled flooring, heated towel rail and frosted window to the rear elevation.

Outside

The property is approached via an impressive carriage-style driveway, framed by a privacy wall and gated access, providing extensive off-road parking and leading to the integral garage. A substantial lawned garden extends across the front of the property, creating an impressive sense of space and setting the house well back from the approach.

To the rear, the contemporary extension features extensive bi-folding doors opening from the main living accommodation, creating a seamless connection between the house and outside space. The property also benefits from a generous garden to the rear, predominantly laid to lawn and enjoying an attractive open aspect, further enhancing the wonderful feeling of space and countryside living.

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.

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)

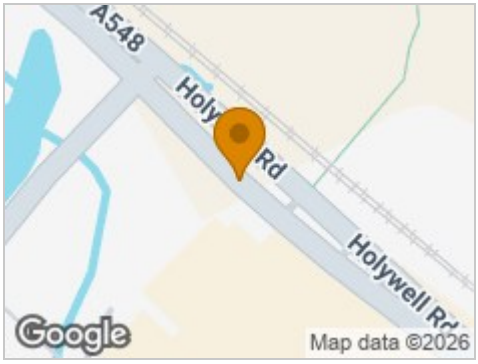
Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

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

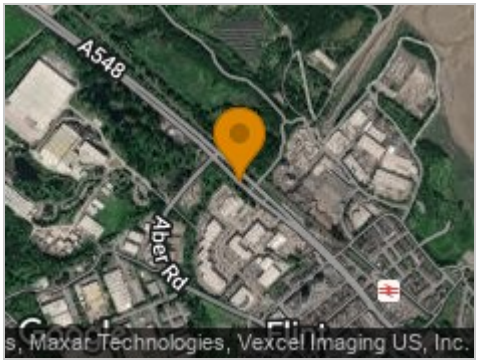
Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

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

Road Map

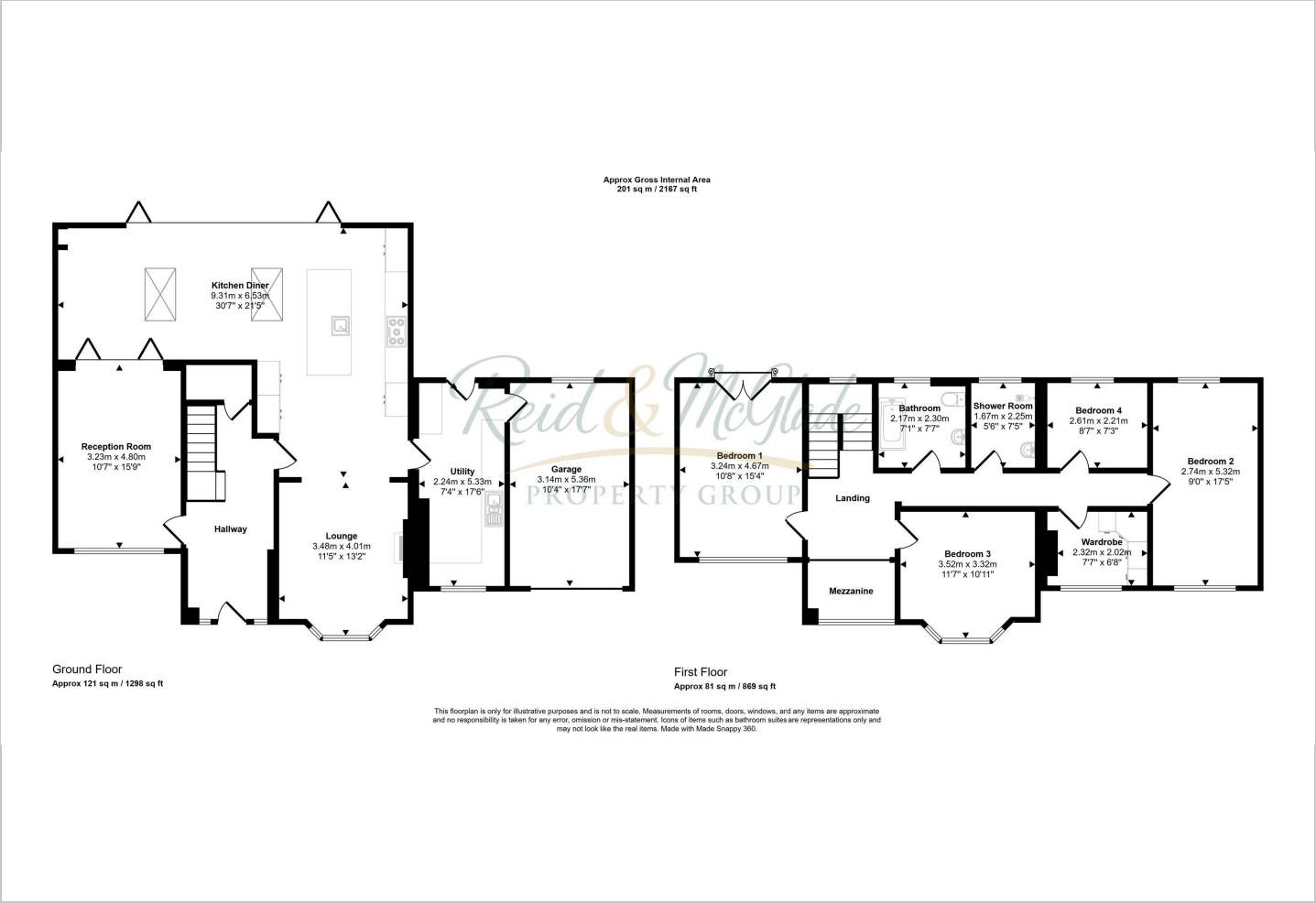


Hybrid Map



Terrain Map

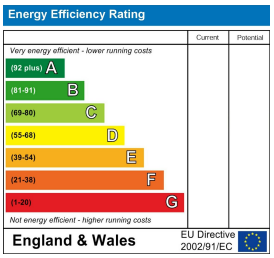
Floor Plan



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



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