Reid & McGlade

PROPERTY GROUP



9 The Nurseries

, Flint, CH6 5UW

£280,000

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ACCOMMODATION COMPRISES

Steps up to upvc front door with glazed frosted inset into:

Entrance Hallway:

Upvc double glazed window to the side elevation, contemporary double panelled radiator, attractive wood effect laminate flooring, and a glazed stairs case providing access to the first floor accommodation.

Ground floor W.C

Convenient ground floor w.c fitted with a low level flush w.c, wash hand basin on vanity storage unit with mixer tap over, single panel radiator, and frosted upvc double glazed window to the front elevation complemented by wood flooring and neutral decor.

Lounge:

This beautifully presented reception room enjoys plenty of natural light from the front facing box window, along with neutral decor. Featuring an impressive 'Media wall' with recessed display shelving, inset spotlights and wall mounted electric fire, double panelled radiator along with wood effect laminate flooring.

Kitchen/Dining Room:

The sleek and contemporary fitted kitchen comprises a range of wall, drawer and base units, complemented by neutral quartz work surfaces and matching upstands. Integrated appliances include an electric induction hob with extractor over, built in eye level oven, and fridge freezer. The kitchen benefits from a large central island providing additional preparation and storage space along with an inset sink with mixer tap over along with a seating area for a breakfast bar.

Space is available for a dining room table and is finished with decorative wall panelling, with inset recessed ceiling lights, and wood effect laminate flooring throughout.

Conservatory:

A bright and spacious conservatory with an abundance of natural light through extensive glazing, finished with wood effect laminate flooring, double panelled radiator and French Doors opening out into the rear garden.

FIRST FLOOR ACCOMMODATION

Landing:

Spacious landing with a glass balustrade, loft access hatch, double glazed window to the side elevation, carpet flooring and doors into:

Bedroom One:

The beautifully presented master bedroom features fitted integrated storage and wardrobes, upvc double glazed window to the front elevation, double panelled radiator, carpet flooring and neutral decor with door into:

En-suite:

Having a frosted upc double glazed window to the side elevation, heated towel rail, wash hand basin set in a vanity unit, low level w.c and electric shower with tiled enclosure and glazed folding door.

Bedroom Two:

Upvc double glazed window to the rear elevation, double panelled radiator, fitted with a range of sliding mirrored wardrobes, and carpet flooring.

Bedroom Three:

Featuring decorative wall panelling, over stairs storage cupboard with built in shelving, double glazed window to the front elevation and a double panelled radiator.

Family Bathroom:

The modern well-appointed family bathroom is finished with contemporary neutral tiling and tiled flooring. Comprising: Panelled bath with overhead rainfall shower and glazed screen, wash hand basin set in vanity storage and low level w.c, and a wall mounted heated towel rail. A frosted upvc double glazed window to the rear elevation provides natural light. A built in storage cupboard is also located in the bathroom.

Garage:

Upvc door to the rear elevation along with a frosted window, and an up and over door to the front.

Outside:

To the front, a paved drive way provides ample off road parking for three to four vehicles with an area of laid to lawn. Paved steps provide access to the front door, and a pathway provides access into the rear garden.

To the rear, the property boasts a beautifully landscaped and thoughtfully designed back garden offering an excellent space for entertaining. Steps lead up to a raised patio area, along with a decorative lawn with stone bordering and a raised decked area with space for additional seating.

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.

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.

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.









Road Map



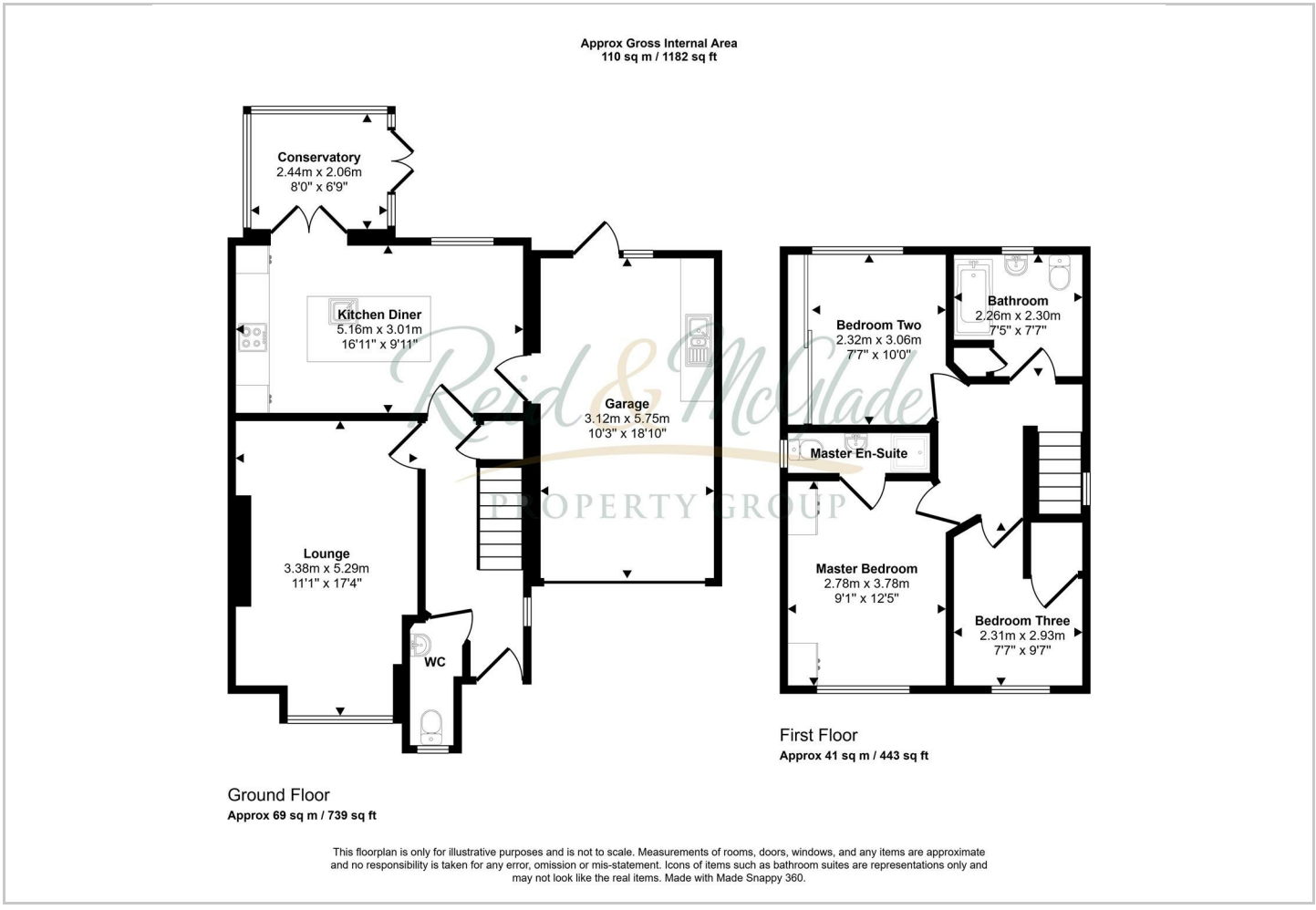
Hybrid Map



Terrain Map



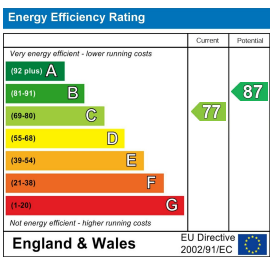
Floor Plan



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.

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