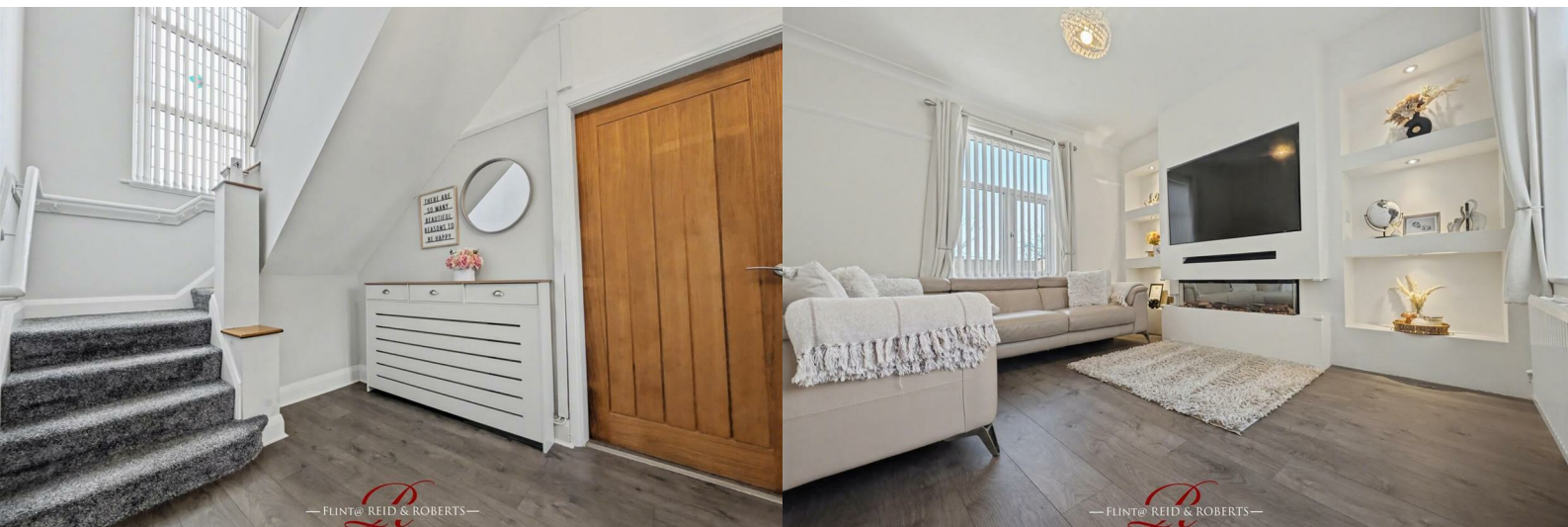




22 Northop Road

Flint, CH6 5LQ

Offers Over £245,000



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Accommodation Comprising:

Steps up to Upvc double glazed composite door with frosted glazed panel and chrome fixtures opens to:

Entrance Hall

A staircase rises to the first floor accommodation, with a feature leaded window to the half landing allowing natural light to flow through. There is a wall-mounted central heating thermostat, a useful built-in cloak cupboard, wood-effect vinyl flooring and a double panelled radiator.

Doors lead to:

Lounge

Upvc double glazed window to the front and rear elevations, feature media wall with shelving, spotlights and built in electric fire, double panelled radiator, picture rail, coved ceiling and carpeted flooring.

Kitchen/Dining Room

Designed with modern living in mind, this open plan kitchen space is both stylish and practical, fitted with a comprehensive range of grey 'Shaker' style wall, base and drawer units complemented by contemporary work surfaces.

The layout lends itself perfectly to everyday family life and entertaining alike, with an inset stainless steel sink and drainer with mixer tap, built-in electric oven and four-ring induction hob with stainless steel splashback and extractor hood above.

There is space and plumbing for a washing machine along with designated space for a fridge freezer, ensuring functionality without compromising on style.

Dual aspect uPVC double glazed windows to the front and rear allow for an abundance of natural light, while a uPVC composite door opens directly onto the rear garden — ideal for summer dining and easy indoor-outdoor living. Recessed spotlights complete the modern finish.

First Floor Accommodation

Landing

Loft access hatch, carpeted flooring and doors into:

Bedroom One

uPVC double glazed window to the front elevation allowing plenty of natural light, complemented by a picture rail and coved ceiling which enhance the character of the room. The room also benefits from a double panel radiator and carpeted flooring, along with built-in floor-to-ceiling wardrobes providing ample storage and hanging space.

A traditional tiled fire surround and hearth with open fire grate (currently blocked) forms an attractive focal point, adding charm and period appeal.

Bedroom Two

Upvc double glazed window to the front elevation, double panelled radiator, built in storage cupboard, aerial socket and carpeted flooring.

Bedroom Three

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

Bathroom

Fitted with a modern white three-piece suite comprising a panelled 'L'-shaped bath with mixer tap, shower attachment and thermostatic shower over with glazed screen, low level push-flush WC and a vanity wash hand basin unit.

The bathroom is finished with contemporary 'Metro' style splash back tiling, recessed spotlights and wood-effect vinyl flooring, creating a clean and stylish space.

Outside

The property is approached via a spacious tarmac driveway providing ample off-road parking for several vehicles and leading to a single bay detached garage positioned to the side.

The rear garden has been thoughtfully landscaped to complement the home's modern updates while remaining easy to maintain. A generous raised composite decked patio provides the perfect space for outdoor dining and entertaining, with an area of artificial lawn beyond offering a practical yet attractive finish. A pathway leads to the rear entrance and provides access to the garage.

Tel: 01352 762300

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.

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.

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 MORTGAGE OR OTHER LOANS SECURED ON IT.

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.

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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

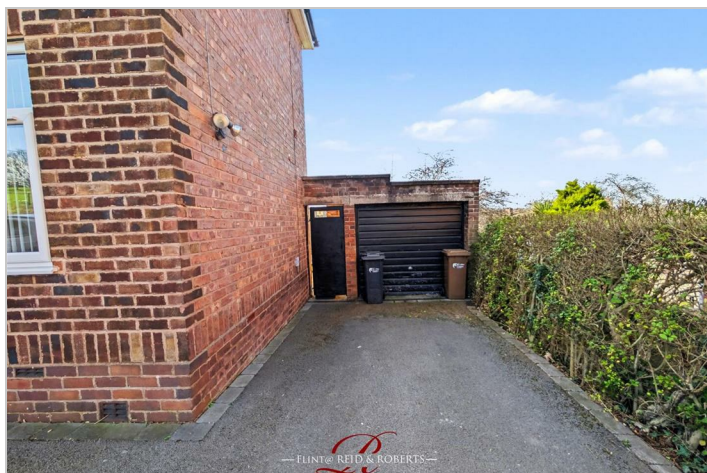
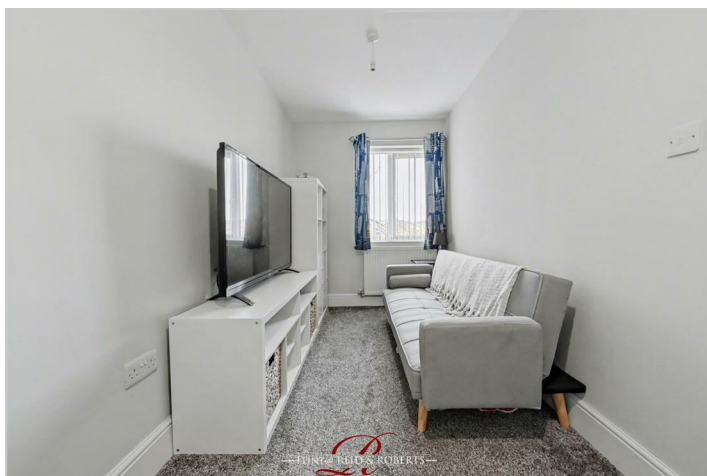
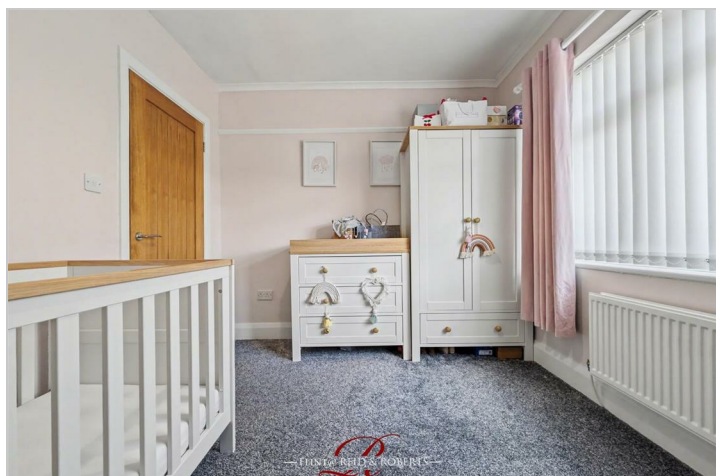
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



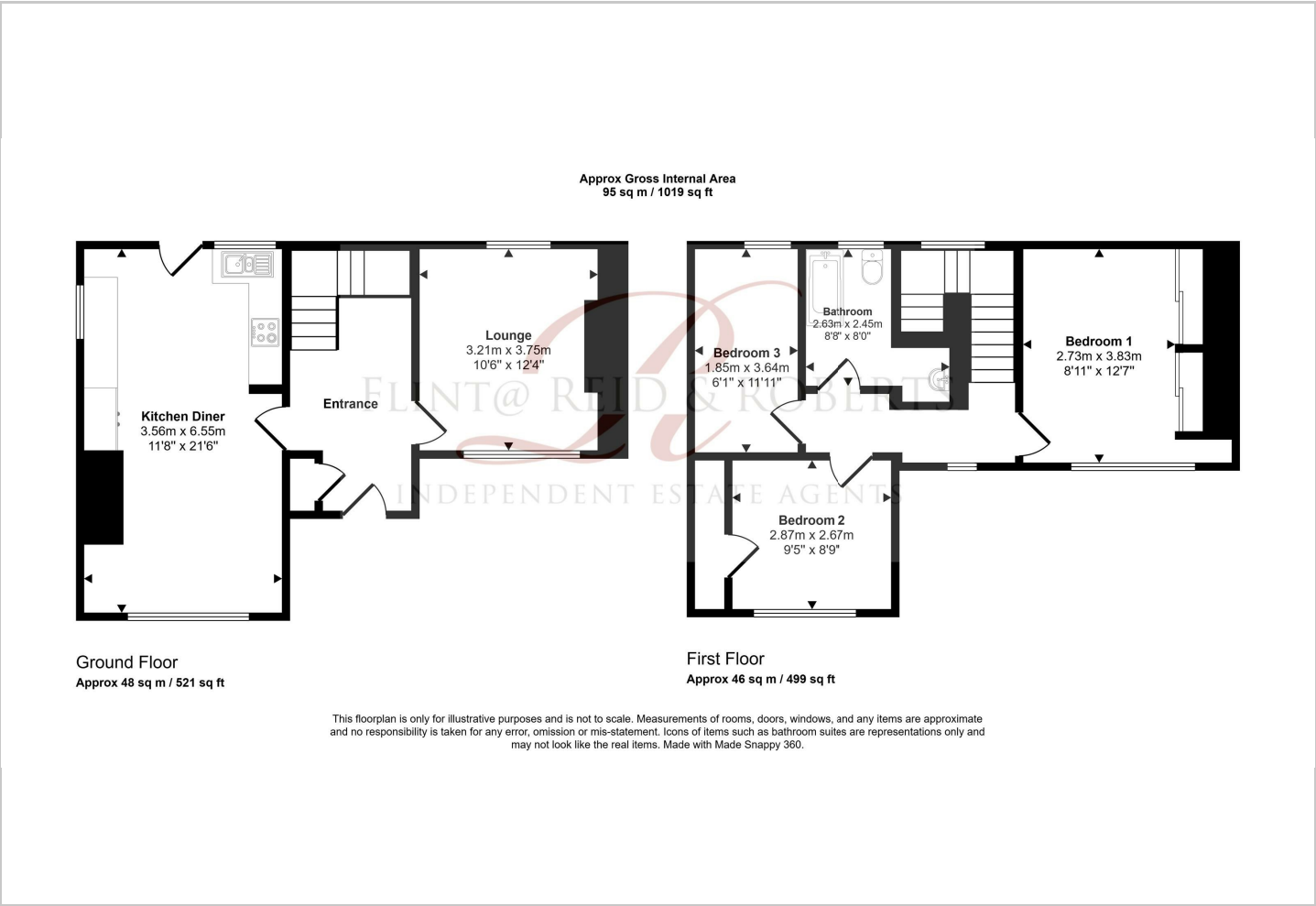
Hybrid Map



Terrain Map



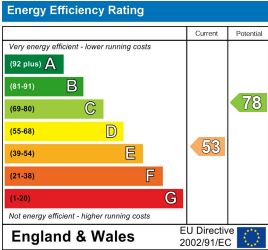
Floor Plan



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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