Reid & McGlade

PROPERTY GROUP

15 Borough Grove

Flint, Flintshire, CH6 5DS

£140,000

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Accommodation Comprises:
Upvc double glazed door with decorative glazed panel opens to:

Entrance Hall:
Stairs leading to the first floor accommodation, built in cloak cupboard with window to the side elevation and doors into:

Lounge:
Large Upvc double glazed Georgian style bay window to the front elevation, living flame gas fire set on wooden fire surround, original picture rail and double panel radiator.

Dining Room:
Having built in cupboards and drawers to chimney recess, coal effect electric fire set on a wood effect fire surround, picture rail, double panel radiator and double glazed window to the rear elevation.

Kitchen:
Fitted with a range of wall, drawer and base units with work surfaces over, stainless steel sink unit with drainer, splash back wall tiling, space for free standing cooker and under stairs recess with space for washing machine. Vinyl flooring, double glazed window to the side elevation and Upvc door with frosted panel opening to the rear garden.

STAIRS FROM HALLWAY LEAD TO:

Landing
With loft access point and double glazed window to the side elevation.

Doors leading to:

Bedroom One
Retaining the original fire place, double panel radiator and double glazed window to the front elevation.

Bedroom Two
Original fire place, double panel radiator and double glazed window to the rear elevation.

Bedroom Three
With double panel radiator and double glazed window to the front elevation.

Wet Room
With wall mounted electric shower, wash hand basin, non slip flooring, radiator and frosted double glazed window to the rear elevation.

Separate WC
With low level flush WC and double glazed window to the side elevation.

OUTSIDE
The property is accessed through a wrought iron gate opening onto a central paved pathway leading to the front entrance. To the sides of the pathway there are lawned garden areas with borders well stocked with a variety of shrubs and plants and bound by wood fencing.

To the side of the property the pathway and lawned garden extends and leads through to the rear garden.

The generous and private rear garden is mainly laid to lawn with a pathway leading to the end of the garden. Fence and mature hedge boundaries add to the privacy.

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)

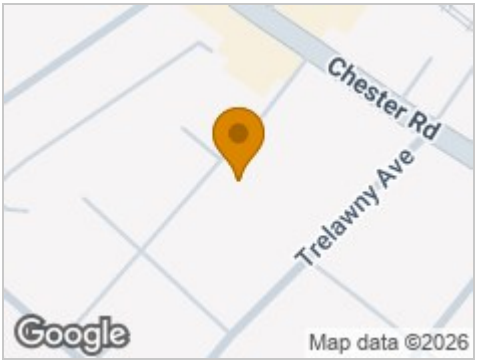
Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

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

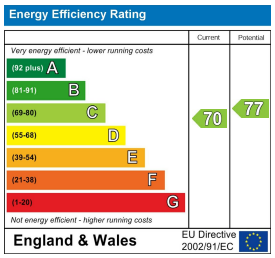
Floor Plan

Not to scale - for display purposes only.

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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