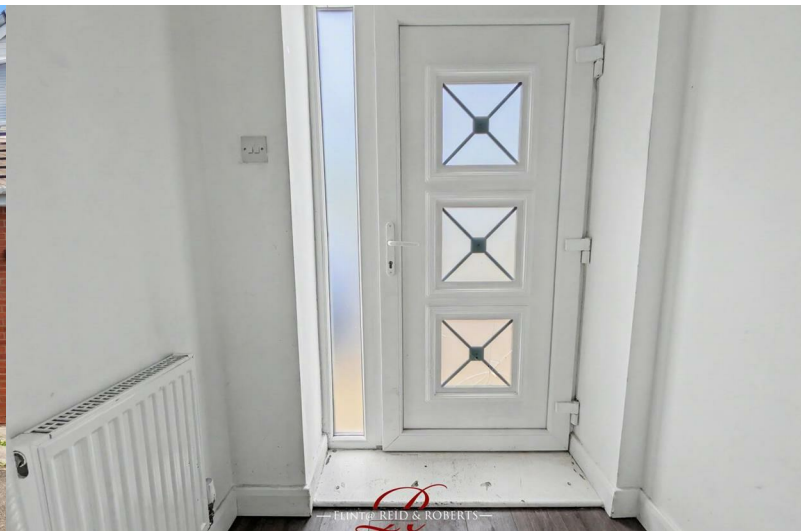




1 Bank View Bagillt Road

, Holywell, CH8 7PB

Offers Over £179,950



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Accommodation Comprising:

White Upvc door with decorative frosted panel opens into:

Enclosed Porch:

Wood effect laminate flooring, single panelled radiator, ceiling light. Wooden door leads to:

Reception Hallway:

Stairs leading to the first floor accommodation with under stairs storage cupboard, double panelled radiator, wall mounted electricity box and smoke alarm. Doors lead to:

Downstairs W.C:

Upvc double glazed frosted window to the side elevation, White level low flush w.c, pedestal sink with mixer tap over, fully tiled walls and flooring, chrome wall mounted heated towel rail and extractor fan.

Lounge:

Upvc double glazed French doors open out to the rear garden, double panelled radiator, wood effect laminate flooring, TV point and phone point.

Kitchen:

Housing a range of white, high gloss wall and base units with granite worktop over and granite splash back, composite sink and drainer with mixer tap over, Integrated four ring electric hob and electric oven, space for a fridge freezer, tiled flooring, smoke alarm and Upvc double glazed windows to the front elevation.

Utility:

Granite worktop, space for tumble dryer, void and plumbing for washing machine and dishwasher, wall mounted gas combination boiler, single panelled radiator and tiled flooring.

First Floor Accommodation:

Landing:

Loft hatch access, smoke alarm and doors leading into:

Bedroom One:

Upvc double glazed window to the rear elevation, single panelled radiator and TV point.

Bedroom Two:

Two Upvc double glazed windows to the front elevation, single panelled radiator and TV point.

Bedroom Three:

Upvc double glazed window to the rear elevation, single panelled radiator and TV Point.

Bathroom:

Comprising a white three piece suite to include: Low flush w.c, pedestal wash hand basin, thermostatic over head shower over bath and tiled bath panel, mixer tap and glazed shower screen, wall mounted chrome towel rail, fully tiled walls with feature wall and tiled flooring, Double glazed frosted window to the side elevation, recessed spot lights, wall mounted vanity cupboard and extractor fan.

Outside:

Externally, the property benefits from allocated off-road parking accessed via a shared driveway. The enclosed rear garden is mainly laid to lawn with a paved patio, offering a low-maintenance outdoor space ideal for entertaining or enjoying the warmer months, all enclosed by timber fencing.

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

Tel: 01352 762300

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

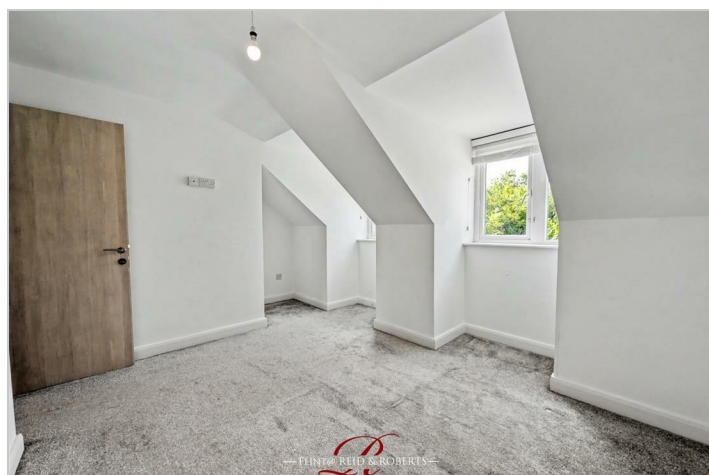
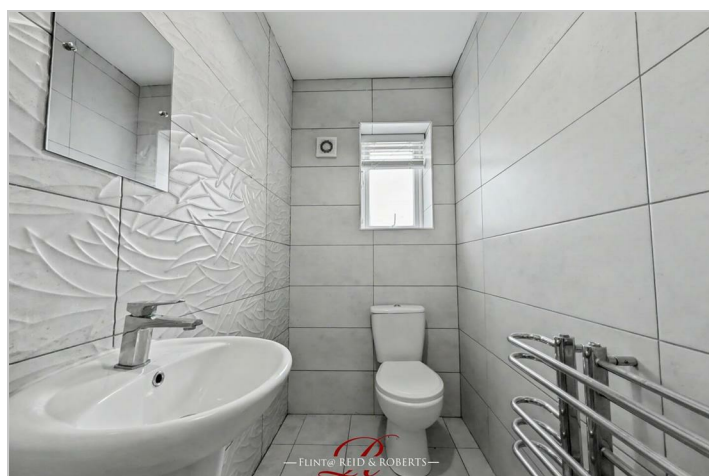
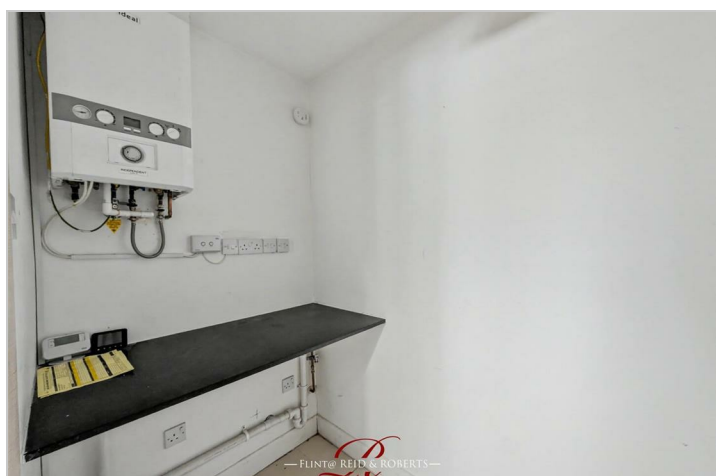
Spring & Summer Hours
(1st February – 31st October)

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

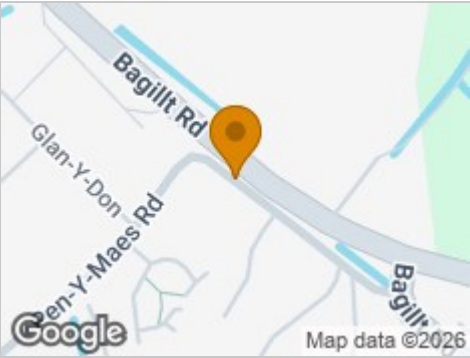
Autumn & Winter Hours
(1st November – 31st January)

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



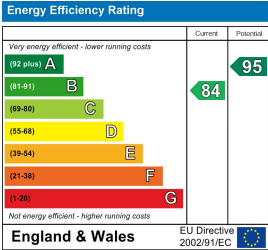
Floor Plan



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



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.