



—FLINT@ REID & ROBERTS—

## 13 Leadbrook Drive

Oakenholt, Flint, CH6 5ST

£159,950



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## ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking leading to a detached garage, and leading to the front entrance.

Steps lead up to a Upvc door with decorative inset and marching side panels opening into:

### Entrance Hallway

With stairs leading to the First Floor accommodation, radiator and doors giving access to:

### Cloak Room W/C

two piece suite comprising: low level flush w/c and wash hand basin and double glazed window to the side elevation.

### Lounge

13'2 x 12'0 (4.01m x 3.66m)

Having picture rail, textured ceiling, stone fire surround with shelving, radiator and double glazed bay window to the front elevation.

### Dining Room

12'0 x 11'7 (3.66m x 3.53m)

With textured and coved ceiling, chimney archway recesses, t.v aerial point and patio door leading into the conservatory.

### Conservatory

11'5 x 6'8 (3.48m x 2.03m)

Double glazed and overlooking the private rear garden.

### Kitchen

14'1 x 5'10 (4.29m x 1.78m)

Fitted with a range of wall drawer and base units with work surfaces over, sink unit with drainer and mixer tap, splash back tiling, four ring gas hob with electric oven beneath and extractor hood over, void and plumbing for washing machine and space for freestanding fridge/freezer. Wood effect laminate flooring and double glazed windows to the side and rear elevation.

Door opening into Conservatory.

STAIRS FROM HALLWAY LEAD UP TO:

### First Floor Landing

Having double glazed window to the side elevation.

Doors to all Bedrooms and Bathroom

### Bedroom One

13'1 x 12'0 (3.99m x 3.66m)

With built in storage cupboard, exposed wood flooring radiator and bay window to the front elevation.

### Bedroom Two

11'11 x 11'8 (3.63m x 3.56m)

With built in storage cupboard, radiator and double glazed window to the rear elevation.

### Bedroom Three

7'7 x 6'0 (2.31m x 1.83m)

With radiator and double glazed window to the front elevation.

### Family Bathroom

5'11 x 5'10 (1.8m x 1.78m)

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c. Partial wall tiling, vinyl flooring and frosted double glazed window to the front elevation.

### OUTSIDE

The property is approached via a driveway providing off road parking and leading to the front entrance. There is a garden area mainly laid to lawn with well stocked borders and boundaries defined by dwarf brick walling.

To the side of the property the driveway extends and leads to the detached garage.

The private rear garden is mainly laid to lawn, overlooks open countryside, and is bound by wood panelled fencing.

### To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability,

Tel: 01352 762300

buying position and contact details to :  
flint@reidandroborts.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 MORTAGE 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.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order 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 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



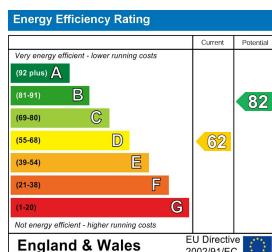
## Floor Plan



## 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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