



10 Atis Cross

Oakenholt, Flint, CH6 5HA

£270,000



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ACCOMMODATION COMPRISES

The property is approached via a driveway providing leading to a double garage.

Paved pathway leads to an Oak effect UPVC double glazed panelled door opening into:

Entrance Hall

11'7 x 8'1 (3.53m x 2.46m)

A spacious welcoming hallway having double built in cupboards with slatted shelving, coved ceiling, loft access point, coved ceiling and two radiators.

Glazed double doors opening into:

Lounge

16'5 x 12'10 (5.00m x 3.91m)

An attractive room fitted with a contemporary wood burning stove and granite hearth, full length double glazed picture window overlooking the front aspect, two further double glazed windows, t.v. aerial point and radiator.

Bi-folding glazed doors opening through to the adjoining Conservatory.

Conservatory

14'3 x 13'1 (4.34m x 3.99m)

Currently utilised as a Dining Room, built on a brick base with wood effect UPVC double glazed windows overlooking the garden. Matching 'French' doors leading out onto the adjoining patio. Pitched polycarbonate roof covering, wood effect laminate flooring, TV aerial point, and radiator.

Kitchen/Breakfast Room

17'10 x 8'7 (5.44m x 2.62m)

Housing a range of wall, drawer and base units with wood block effect worktops, double sink bowl unit with mixer tap and drainer, splash back wall tiling, space for gas 'range' style cooker and fitted extractor hood over, void and plumbing for washing machine and dishwasher, tiled flooring, radiator, two double glazed windows and UPVC double glazed door leading to the rear garden.

Bedroom One

11'7 x 8'6 (3.53m x 2.59m)

Fitted with a range of wardrobes and matching furniture to

include chest of drawers and bedside table, wall light points, recessed spotlights, coved ceiling, radiator and double glazed window overlooking the rear garden.

En Suite

7'7 x 4'11 (2.31m x 1.50m)

Fitted with a modern white three piece suite comprising; large shower enclosure with overhead shower and shower attachment, wash hand basin set in a vanity unit and low flush WC. wall and floor tiling, radiator and frosted double glazed window to the side elevation.

Bedroom Two

13'11 x 8'11 (4.24m x 2.72m)

Another double bedroom with radiator and double glazed window overlooking the garden.

Bedroom Three

10'10 x 8'7 (3.30m x 2.62m)

With fitted wardrobe, radiator and double glazed window to the front elevation.

Family Bathroom

Fitted with a modern white three piece suite comprising; shaped bath with mixer shower tap attachment and curved screen, pedestal wash basin and low flush WC. Fully tiled walls, tiled floor, chrome towel radiator and frosted double glazed window to the side elevation.

OUTSIDE

The front of the property is approached via a driveway providing 'Off Road' parking for a number of vehicles and leading to a detached garage. To the right hand side of the property there is gated access leading to the rear garden. There is a lawned garden with established trees and plants. To the rear there is a good sized and fully enclosed lawned garden which includes an additional side garden to the rear of the garage with log store, timber shed and established trees. There is also a large paved patio area with feature raised brick walling and matching barbeque plinth to the centre. The borders are stocked with a variety of established bushes and shrubs, outside lights and water point.

Double Garage

17'0 x 16'11 (5.18m x 5.16m)

An extended double garage with up and over doors, side door, window and extended storage/workshop of steel framed/clad construction to the rear.

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.

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

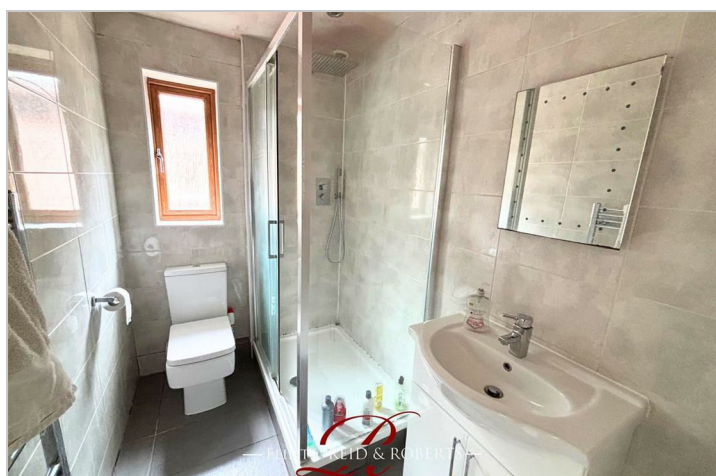
Monday - Friday 9:00am - 5:30pm

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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