



## 11 Mill Croft

Oakenholt, Flint, CH6 5NP

Offers Around £225,000



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### Enclosed Porch

Wooden door with frosted glazed panel and side panel opening into:

### Entrance Hall

A spacious and adaptable hallway, offering room-like proportions and versatility of use. It features a Upvc double-glazed full-length side window, double doors with glazed-panels leading to the Lounge, and an open access to the Kitchen. A door leads through to the inner Hallway.

### Lounge

**11'10" x 19'5" (3.61m x 5.92m)**

A spacious Lounge featuring an impressive vaulted wooden and beamed ceiling. The room enjoys a bright triple aspect with Upvc double-glazed windows to the front and side elevations. A gas fire is set on a quarry-tiled hearth with a feature brick surround and wooden mantel. Additional features include wall light points, a storage window seat, double panel radiator, and carpeted flooring.

### Kitchen

**10'6 x 9'5" (3.2m x 2.87m)**

Housing a comprehensive range of wall, drawer and base units with complimentary roll top work surfaces over, stainless steel one and a half bowl sink and drainer unit with mixer tap over, Upvc double glazed window to the side elevation, space for freestanding cooker, void and plumbing for washing machine, wall mounted central heating boiler, splash back tiling and feature open archways into the Hall.

### Dining Room / Bedroom Three

**10'11" x 8'3" (3.33 x 2.51)**

( currently utilised as a dining room ) Upvc double glazed full length window to the side elevation, double panelled radiator, textured and coved ceiling and carpeted flooring.

### Inner Hallway

Carpeted flooring and doors into:

### Master Bedroom

**9'10" x 9'3" (3.00 x 2.82)**

Upvc double glazed window to the rear elevation, double panelled radiator, built in wardrobes with hanging rail and mirror sliding doors with carpeted flooring.

### En-Suite Shower Room

Three piece suite comprising: tiled shower cubicle with electric wall mounted shower and glazed bi-fold doors, wall mounted wash handbasin and low level flush w/c, single panelled radiator and Upvc double glazed frosted window to the side.

### Bedroom Two

**9.8 x 8.6 (2.74m x 2.44m)**

Upvc double glazed window to the rear elevation, double panelled radiator, carpeted flooring and built in wardrobes with hanging rail and mirror sliding doors.

### Bathroom

Three piece suite comprising: panelled bath, pedestal wash hand basin and low level flush w/c, splash back tiling, Upvc double glazed window to the side elevation and built in airing cupboard and carpeted flooring.

### Double Garage

**17'0 x 17'0 (5.18m x 5.18m)**

Two up and over doors, side courtesy door and window to the side elevation.

### Outside

The property is accessed via a shared block-paved driveway, leading to the double detached garage on the side. A wooden gate provides access to the private rear lawned garden, which is enclosed by wooden fencing, mature trees, and live hedging. A paved pathway leads to the side, kitchen entrance, with an additional wooden gate opening onto the enclosed front garden, also laid to lawn and bordered by mature hedging.

### 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@reidandroborts.com

**PLEASE NOTE:**

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

**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.

**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.

**Opening Hours**

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

Saturday 9:00am - 4:00pm

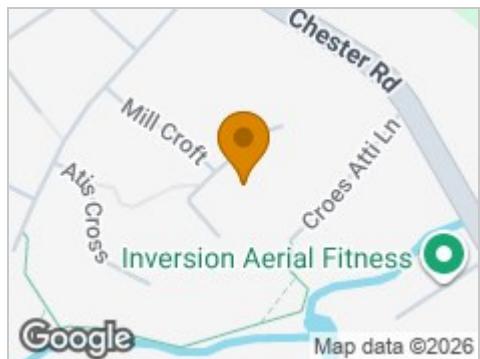
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



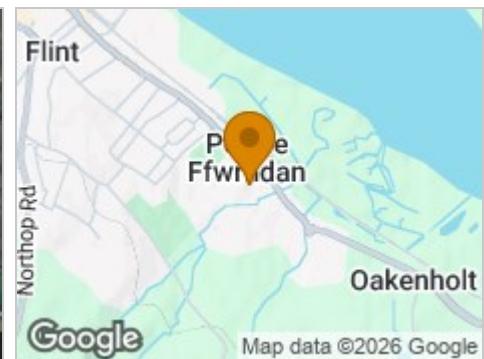
## Road Map



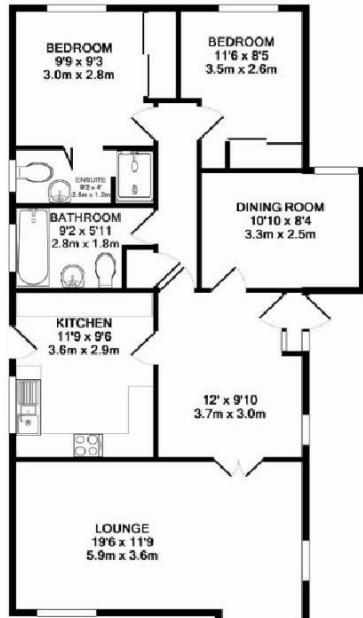
## Hybrid Map



## Terrain Map



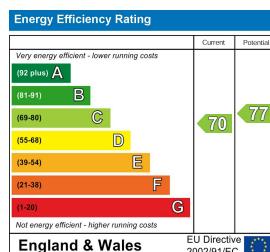
## Floor Plan



## 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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