

Woodland Drive, Flint, CH6 5RF
£149,950 **NO CHAIN** MS11172



DESCRIPTION: A two bedroom semi detached bungalow in a popular residential location which briefly comprises:- entrance hall, lounge, fitted kitchen, two double bedrooms and bathroom. Gas heating and double glazing. Parking for several cars and gardens to the front and rear. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Rd. West Shotton Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton Office and proceed to Connah's Quay. At the traffic lights turn left into Wepre Drive and continue passing the park on the left and at the "T" junction with Mold road turn left and continue over the mini roundabout and continue to Northop. At the traffic lights turn right and proceed through Flint Mountain into Flint. On reaching Flint turn left into Halkyn Street and continue until turning right into Windsor \drive and first left into Woodland Drive where the property will be seen on the left hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271

LOCATION: Situated in a popular residential area with local shops and amenities available in the historic market town of Flint.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, Double glazed front door. Cupboard housing the gas boiler.

KITCHEN: 9' 8" x 7' 7" (2.95m x 2.31m) Double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob. Built in storage cupboard. Side exit door.



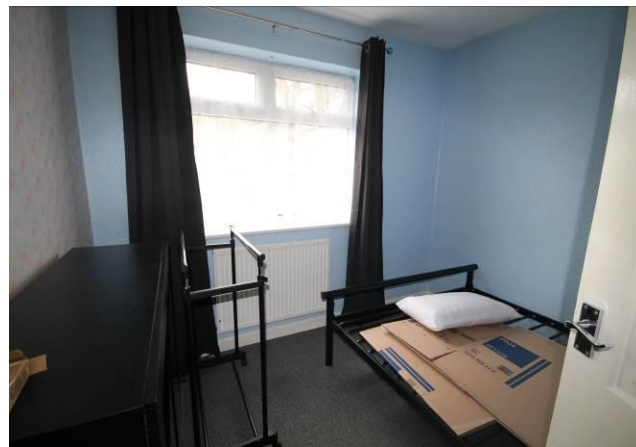
LOUNGE: 16' 8" x 12' 2" (5.08m x 3.71m) Radiator and double glazed window. Electric fire with surround and laminate floor.



BEDROOM 1: 13' 3" x 10' 8" (4.04m x 3.25m) Radiator and double glazed window.



BEDROOM 2: 9' 1" x 8' 5" (2.77m x 2.57m) Radiator and double glazed window.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



OUTSIDE: Front and rear gardens with lawns and hard landscaping. Long drive for parking and storage shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		

TERMS OF SALE: - This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey