Reid & McGlade

PROPERTY GROUP



63C Green Lane

Sealand, Deeside, CH5 2NB

£165,000

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Accommodation Comprising:
Paved pathway with step up to upvc double glazed door into:

Entrance Hall:
Stairs leading to the first floor accommodation and vinyl flooring.
Door into:

Lounge:
A bright and inviting lounge featuring a charming log-burning stove set within the fireplace with decorative timber mantle over, uPVC double glazed window to the front elevation and double panelled radiator.

Kitchen:
A spacious and contemporary kitchen fitted with an attractive range of graphite Shaker-style wall, drawer and base units with complementary wood effect work surfaces over, incorporating a one-and-a-half bowl sink and drainer with mixer tap. Integrated appliances include an oven, hob, fridge and freezer, with void and plumbing for a washing machine and additional space for a tumble dryer. Further benefits include a useful understairs storage, tiled flooring and a uPVC double glazed frosted external door providing access to the rear garden.

First Floor Accommodation:

Landing:
Loft access hatch with pull down ladder, doors into:

Bedroom One:
Upvc double glazed window to the front elevation with views of the greens, wood effect laminate flooring, built in wardrobe space, and a characterful fireplace.

Bedroom Two:
Upvc double glazed window to the rear elevation, built in wardrobe space along with open shelving, and wood effect laminate flooring.

Family Bathroom:
Comprising: panelled bath with waterfall shower head and attachment over, along with a glazed shower screen, pedestal wash hand basin, and low level flush w.c, frosted upvc double glazed window to the rear elevation, and vinyl flooring, with fully tiled walls and feature mirror.

Loft Room:
This versatile loft room offering a range of potential uses ideally suited as a hobby room, playroom or home office. The room benefits from exposed feature detailing and a large Velux window filling the room with natural light.

Outside:
The garden to the rear has a paved pathway, with gravelled area's and plenty of bushes, shrubs and a small 'vegetable style patch'. A wrought iron gate given access to the first come first serve parking. The garden to the front has a paved pathway, and laid to lawn with access to the community greens and children's play park.

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.

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.

Mortgage Advice
INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide 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.

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

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.





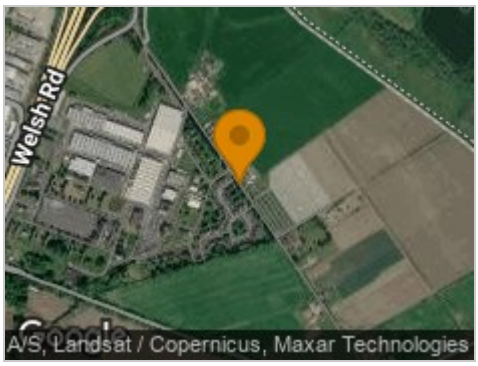




Road Map



Hybrid Map

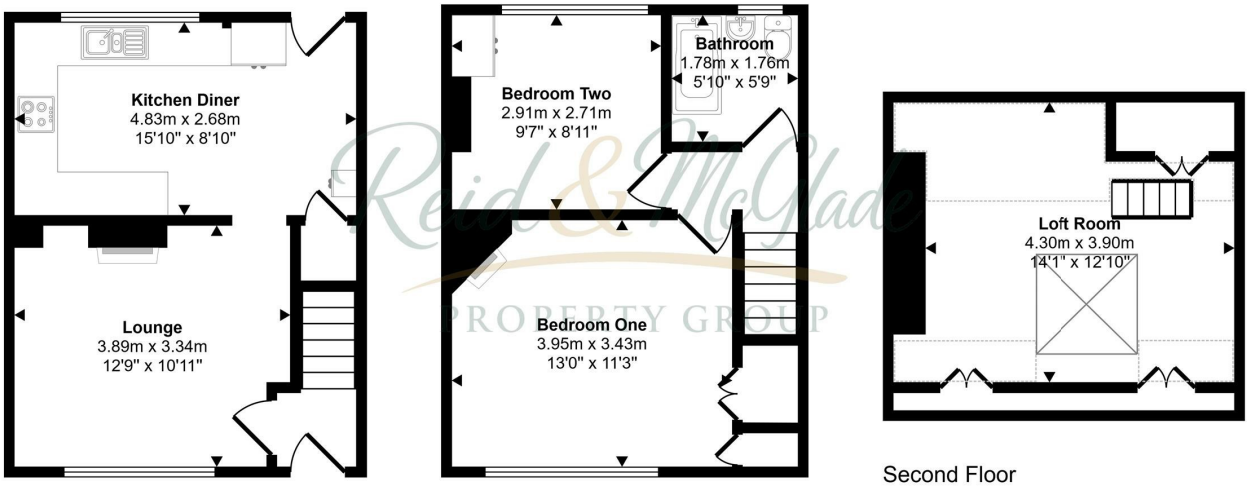


Terrain Map



Floor Plan

Approx Gross Internal Area
80 sq m / 865 sq ft



Ground Floor
Approx 30 sq m / 319 sq ft

First Floor
Approx 30 sq m / 327 sq ft

Second Floor
Approx 20 sq m / 219 sq ft

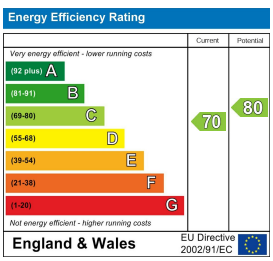
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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