



Reid & McGlade

Springfield Argoed View,

New Brighton, Mold, CH7 6QJ

O.I.R.O £280,000



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PROPERTY GROUP

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ACCOMMODATION COMPRISES

The front of the property is approached via a generous driveway providing ample 'Off Road' parking and leading to the front entrance and an area of slate chippings providing additional parking provisions.

Upvc door with decorative inset leads into:

Entrance Hallway:

With tiled flooring, double panelled radiators and staircase leading to the loft room and giving access too:

Kitchen/ Breakfast Room

Fitted with a range of wall, drawer and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back tiling, built in four ring electric hob with extractor hood over and built in eye level double oven. Recessed ceiling spotlights, tiled flooring, double panel radiator, double glazed window to the rear elevation space for small table and chairs and Upvc double glazed door opening to the side.

Lounge/Diner

Having wood block flooring, double panel radiator, wall light points, two double glazed windows to the side elevation and double glazed 'French' doors with side panels leading to the rear garden.

Bedroom One

Having wood block flooring, double panel radiator and double glazed bay window to the front elevation and housing a range of built in wardrobes with mirror sliding doors.

Bedroom Two:

With wood block flooring, double panel radiator and double glazed window to the side elevation and housing a range of built in wardrobes with mirror sliding doors.

Family Bathroom

Fitted with a contemporary white suite comprising panelled bath with shower over, pedestal wash hand basin and low level flush w.c. Full wall tiling, tiled flooring, chrome heated towel rail and two frosted double glazed windows to the side elevation.

STAIRS FROM HALLWAY LEAD TO:

Landing area with door into:

Loft Room

With storage to the eaves and double glazed window overlooking the rear elevation and velux window.

OUTSIDE

The front of the property is approached via a driveway providing ample

off road parking for a number of vehicles and leading to the front entrance and the attached garage.

To the side of the property a wooden gate gives access to a pathway leading onto the rear garden.

To the rear, the property enjoys a generous enclosed garden offering a good degree of privacy and sun. Designed with low maintenance in mind, the garden comprises a paved patio seating area, lawned section and an abundance of mature shrubs, plants and established borders, creating a pleasant outdoor environment for relaxing or entertaining. The garden is fully enclosed by timber fencing.

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.

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

Tel: 01352 762300

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.

Opening Hours

OFFICE OPENING HOURS

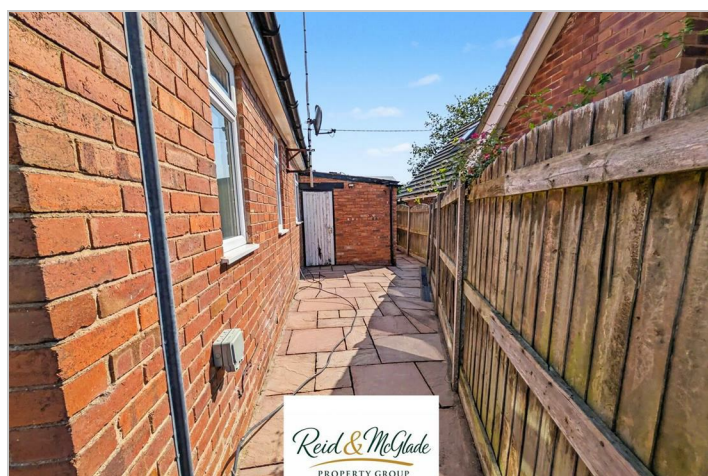
Spring & Summer Hours
(1st February – 31st October)

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.



Road Map



Hybrid Map



Terrain Map



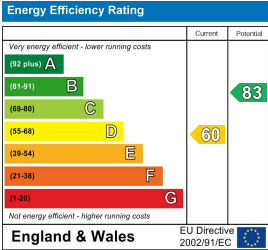
Floor Plan



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



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.