



72 Borough Grove

, Flint, CH6 5DR

£150,000



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## Accommodation Comprises:

Steps up to:

Upvc double glazed door with frosted glazed panel opens to:

### Entrance Hall

Built in storage cupboard with frosted window to the front elevation and wall mounted coat hooks, stairs leading to the first floor accommodation, wood effect laminate flooring and doors into:

### Dining Room

12'4 x 9'5 (3.76m x 2.87m)

Upvc double glazed window to the front elevation, fixed shelving to either side of chimney, textured ceiling and picture rail with double panelled radiator and carpet flooring.

### Lounge

12'9 x 12'7 (3.89m x 3.84m)

Cast iron open fire (not currently in use - decorative only) set on a tiled hearth with wooden surround and decorative tiling, Upvc double glazed French door opening to the rear garden, double panelled radiator, textured ceiling, picture rail and carpet flooring.

### Kitchen

8'9 x 6'8 (2.67m x 2.03m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over with inset stainless steel sink and drainer unit with taps over, splash back tiling, space for free standing gas cooker, single glazed window overlooking the utility room and wooden glazed door opening into:

### Utility

7'9 x 6'1 (2.36m x 1.85m)

Frosted upvc double glazed window to the rear elevation, void and plumbing for washing machine, tiled flooring, wall mounted 'Vaillant' Boiler, upvc glazed door to the side elevation leading to outside.

## First Floor Accommodation

### Landing

loft access hatch, carpet flooring and doors into:

### Bedroom One

13'5 x 11'1 (4.09m x 3.38m)

Upvc double glazed window to the front elevation, textured ceiling, double panelled radiator, fireplace inset with shelving, and carpet flooring.

### Bedroom Two

11' x 9' (3.35m x 2.74m)

Fitted with a range of glazed sliding wardrobes, upvc double glazed window to the rear elevation, double panelled radiator, and carpet flooring.

### Bedroom Three

8'5 x 8'4 (2.57m x 2.54m)

Upvc double glazed window to the front elevation, double panelled radiator and carpet flooring.

### Wet room

Two frosted double glazed windows to the rear elevation, low level flush w.c., wall mounted wash hand basin with taps over, wall mounted electric shower with anti slip flooring, fully tiled walls, and wall mounted hand rails.

### Outside

The property is approached by a wrought iron gate providing access to the footpath that leads to the front door, the rest of the front garden is low maintenance with decorative gravel and a dwarf brick wall.

To the rear is a low-maintenance, tiered garden comprising paved patio areas and decorative gravelled beds, with mature bushes and wooden fence panelling forming the boundaries. An outbuilding attached to the rear of the property, together with a separate wooden garden shed, provides useful additional storage.

Gated access is available to either side of the patio area. Please note that external access to the rear garden is via the neighbouring property, with alternative access available internally through the property.

### 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](mailto: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.

### 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

Tel: 01352 762300

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

### 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.**

### 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

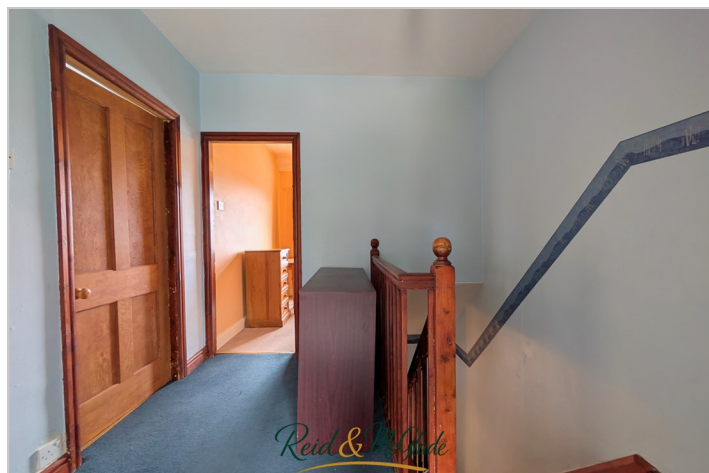
Spring & Summer Hours  
(1st February – 31st October)

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



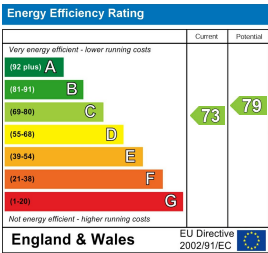
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.