



—FLINT@ REID & ROBERTS—

## 20 Hazel Court

, Flint, CH6 5YU

Offers In The Region Of £130,000



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### Accommodation Comprising:

Step up to upvc door with window to the front elevation, tiled flooring and doorway through to:

#### Lounge:

14'4" x 14'2" (4.37m x 4.32m)

Two double glazed windows to the rear elevation, radiator, gas fire set into marble effect surround, understairs storage, through to:

#### Dining Room:

12'2" x 7'10" (3.71m x 2.39m)

French Doors to the rear elevation, radiator and opening into:

#### Kitchen:

12'2" x 6'2" (3.71m x 1.88m)

Housing a comprehensive range of wall, drawer and base units, with roll top laminate worksurface over, stainless steel sink and drainer unit, double glazed window to the front, wall mounted central heating boiler, void and plumbing for washing machine and space for fridge and freezer.

### First Floor Accommodation:

#### Bedroom One:

9'9" x 8'8" (2.97m x 2.64m)

With double glazed window to rear, radiator and built in wardrobes.

#### En-Suite Shower Room

Fitted with three a piece suite comprising: low level WC, pedestal wash hand basin, shower cubicle, radiator and frosted double glazed window to front.

#### Bedroom Two:

9'9" x 8'5" (2.97m x 2.57m)

Upvc double glazed window to the rear elevation and radiator.

#### Bedroom Three:

9'9" x 5'7" (2.97m x 1.7m)

Double glazed window to the front elevation and radiator.

#### Bathroom:

Fitted with a three piece suite comprising: low level WC, pedestal wash hand basin, panelled bath, frosted double glazed window to rear elevation.

#### Outside:

Externally the front garden is laid to lawn with paved pathway leading to the front door and a space for off road parking. The rear garden has a paved patio area, garden is laid to lawn and bordered by timber panelled fencing.

### 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@reidandroberts.com](mailto:flint@reidandroberts.com)

#### PLEASE NOTE:

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

### 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.

### 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 MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Please Note:

This property is being sold on behalf of a landlord with a tenant currently in occupation. We have not carried out any checks or investigations to confirm compliance with current rental legislation, licensing requirements, safety regulations or tenancy documentation. Any prospective purchaser should rely upon their own enquiries and satisfy themselves via their solicitor as to the property's compliance and suitability for continued rental purposes.

### 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.

### Opening Hours

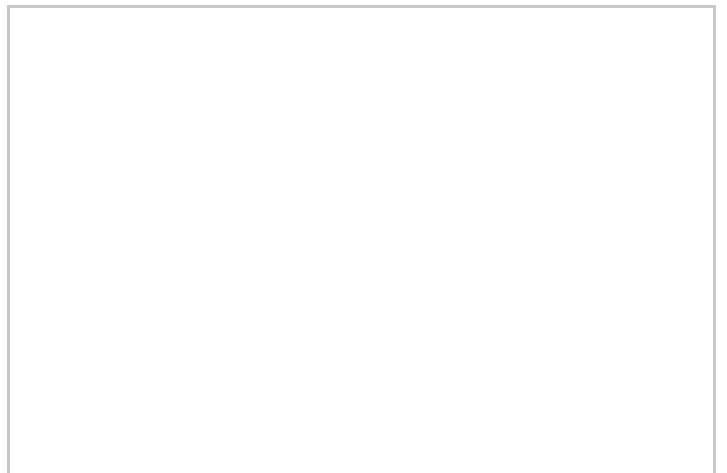
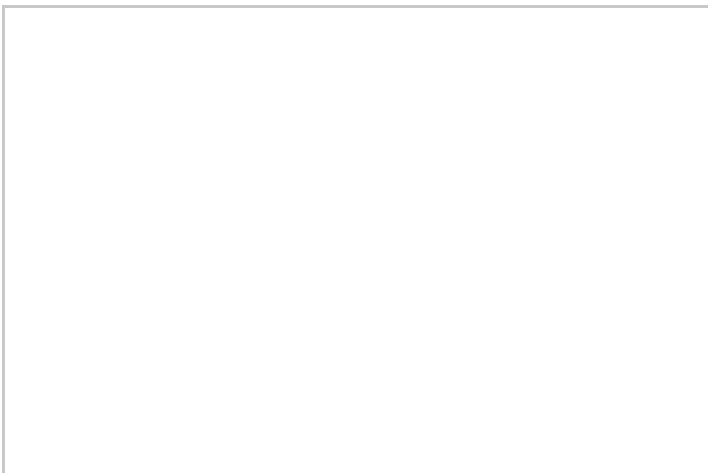
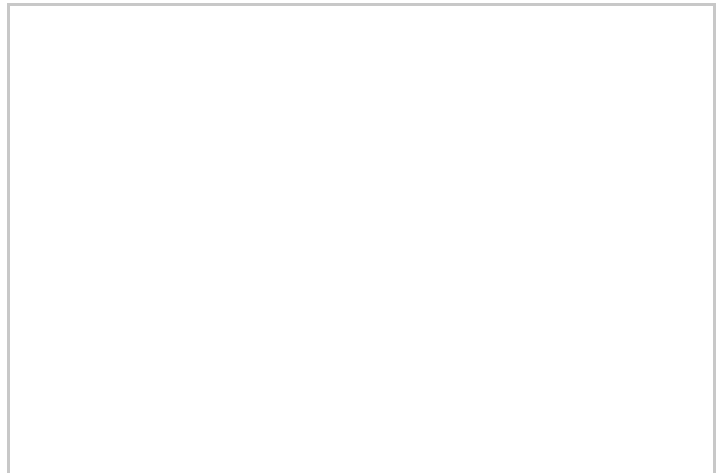
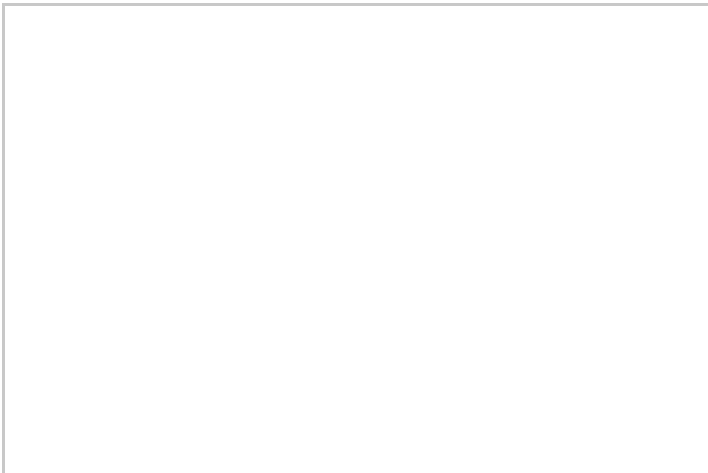
Monday - Friday 9:00am - 5:30pm

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



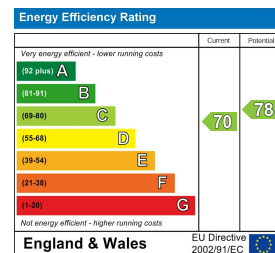
## Floor Plan



## 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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