Reid & McGlade
PROPERTY GROUP



10 Adwy Wynt

, Flint, CH6 5TA

Offers Over £145,000

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, Flint, CH6 5TA

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ACOMMODATION COMPRISES
The property is approached via a driveway providing 'Off Road' parking and leading to the front entrance.

Steps lead up to the front entrance, Upvc door with decorative inset and matching side panels opens into:

Entrance Hall
Having wood block flooring, stairs leading tot he first floor accommodation and doors giving access to:

Lounge/Dining Room
24'7 x 10'10 (max) (7.49m x 3.3m (max))
Having gas fire with stone surround, built in shelving and wood panelling to chimney recess, exposed floorboards and and double glazed windows to the front and rear elevations.

Kitchen
13'1 x 7'10 (3.99m x 2.39m)
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with drainer, splash back tiling, space for free standing cooker, space for fridge/freezer and void and plumbing for washing machine. Wood effect laminate flooring, understairs storage cupboard and double glazed window to the rear elevation.

FIRST FLOOR ACCOMMODATION

Landing
Having a built in airing cupboard with shelving, loft access point and double glazed window to the side elevation.

Bedroom One
13'1 x 9'10 (3.99m x 3m)
With window to the front elevation.

Bedroom Two
11'6 x 9'10 (3.51m x 3m)
With window to the rear elevation.

Bedroom Three
10'2 x 6'11 (max) (3.1m x 2.11m (max))
With window to the front elevation

Family Bathroom
6'11 x 5'7 (2.11m x 1.7m)
Fitted with a three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush w.c. Vinyl flooring and frosted window to the front elevation.

OUTSIDE
The property is approached via a driveway providing 'Off Road' parking and leading to the front entrance. Steps lead up to the front entrance. There is a garden mainly laid to lawn to the side of the driveway with fence and brick wall boundaries.

To the side of the property the driveway extends and leads to the detached single garage.

The rear garden is mainly laid to lawn with fence panel boundaries.

Garage
With up and over door to the front.

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

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 MORTAGE OR OTHER LOANS SECURED ON IT.

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

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.









Road Map



Hybrid Map



Terrain Map

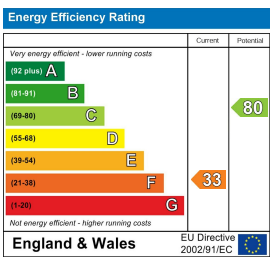


Floor Plan

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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