Reid & McGlade
PROPERTY GROUP

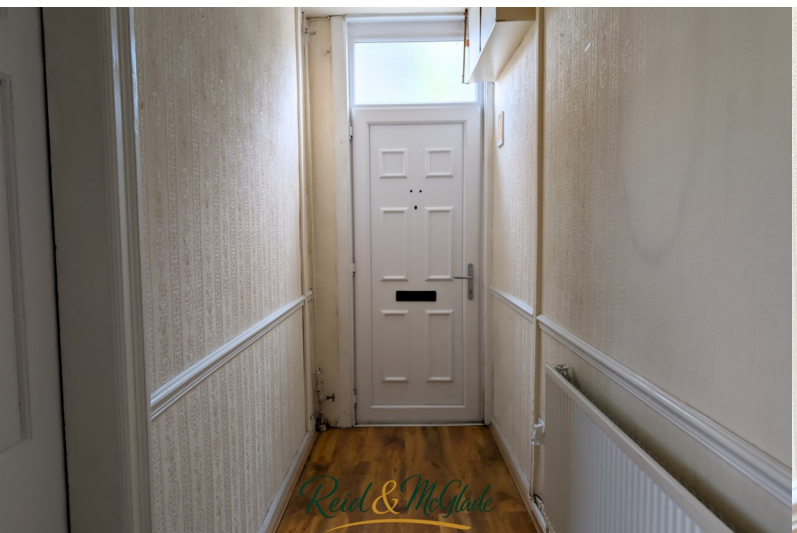


18 Northop Road

, Flint, CH6 5LQ

Offers Over £125,000

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Accommodation Comprising:
Step up to Upvc double glazed door with frosted panel above, opens into:

Entrance Hallway:
Wood effect laminate flooring, single panelled radiator, dado rail, electricity consumer unit, stairs leading to the first floor accommodation, fitted chair lift and doors into:

Lounge:
Upvc double glazed window to the front elevation, double panelled radiator, wooden mantle, wood effect laminate flooring, decorative ceiling beams and opening into:

Dining Room:
Upvc double glazed French doors to the rear elevation, wall mounted electric fire, decorative ceiling beams, wood effect laminate flooring, door into:

Kitchen:
Fitted with a comprehensive range of wall, drawer and base units, with complementary roll top work surfaces over, void and plumbing for washing machine, stainless steel sink and drainer unit with mixer tap over, integrated double oven, four ring gas hob with extractor fan over, upvc double glazed window to the side elevation, black metro splash back tiling and tile effect vinyl flooring, an opening into:

Inner Hallway:
Upvc double glazed door with decorative inset leading to outside, door into:

Ground Floor Bathroom:
Low level flush w.c, panelled bath with electric shower over, wall mounted wash hand basin, partially tiled walls, frosted upvc double glazed window to the side elevation, and single paneled radiator.

First Floor Accommodation:
Stairs with wall mounted chair lift lead up to the first floor.

Landing:
Loft access and doors into:

Bedroom One:
Having two Upvc double glazed windows to the front elevation, fixed ceiling fan light, carpet flooring.

Bedroom Two:
Upvc double glazed window to the rear elevation, wall mounted gas boiler, carpet flooring.

Shower Room:
Previously used as a bedroom, this room has been converted to provide a useful shower room, comprising a vanity unit with inset wash hand basin and mixer tap, back-to-wall W.C. with concealed cistern, and a corner shower enclosure with wall-mounted electric shower.

Additional features include tiled walls, a UPVC double-glazed window to the rear elevation, built-in storage cupboards and a combination of vinyl and carpet flooring.

Outside:
The property is approached via a pedestrian footpath leading to the front entrance.

To the rear is a good-sized, low-maintenance garden featuring an artificial lawn and pathway leading towards the rear boundary. The garden houses a variety of mature bushes and shrubs and is enclosed by wooden fence panelling, providing a pleasant and private outdoor space.

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 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)

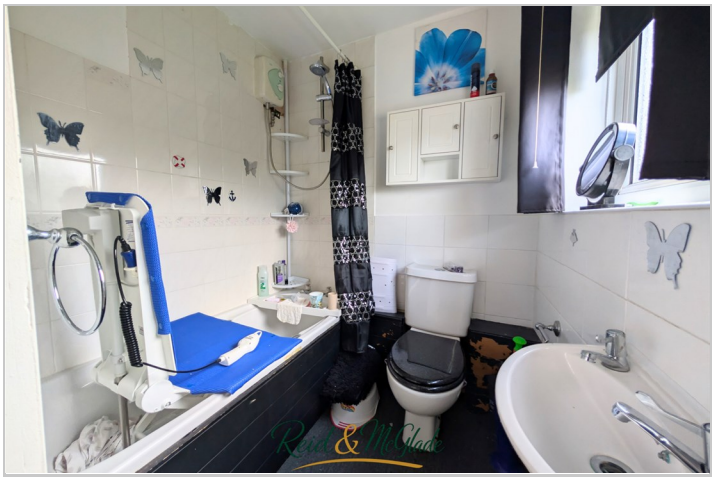
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Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.









Road Map



Hybrid Map



Terrain Map

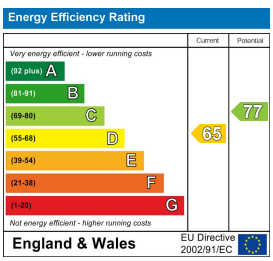


Floor Plan

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



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