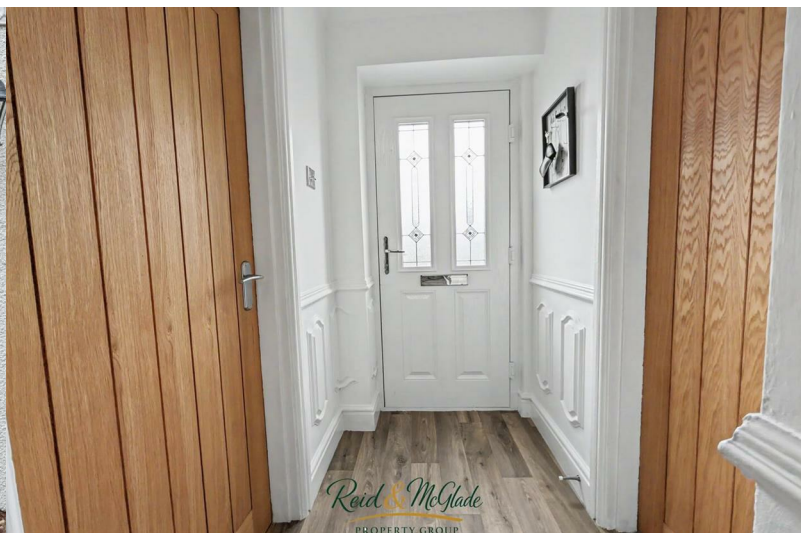
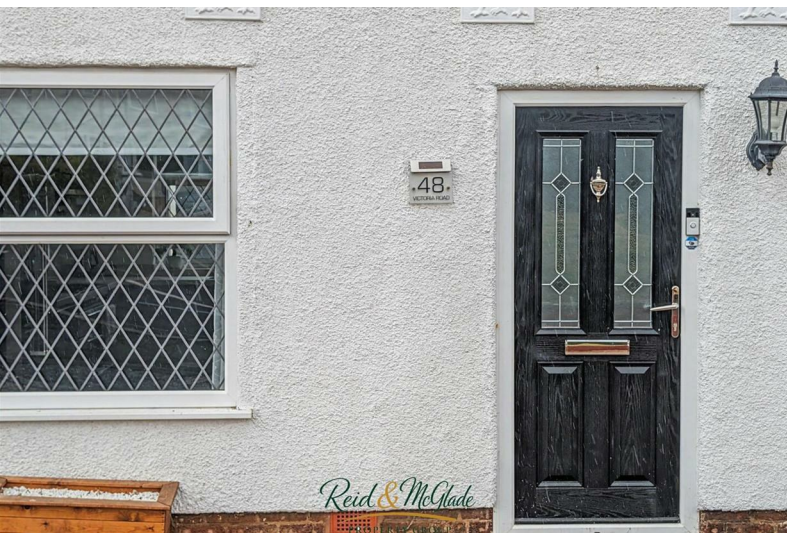




48 Victoria Road

Bagillt, CH6 6JN

Offers Over £210,000



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Bagillt, CH6 6JN

## Offers Over £210,000



### Accommodation Comprises:

The property is approached via a gravelled driveway leading to the front entrance.

Upvc composite door with decorative inset opens into:

#### Entrance Hall

Stairs leading to the first floor accommodation, decorative wall moldings, wood laminate flooring and doors into:

#### Lounge

16'3 x 10'9 (4.95m x 3.28m)

A bright and spacious reception room featuring a decorative fire surround housing an electric fire, creating an attractive focal point. Having coved ceiling, dado rail, two double panel radiators, T.V. aerial point and double glazed window to the front elevation. Double glazed French doors open directly onto the rear garden, allowing plenty of natural light and providing a lovely connection between the indoor and outdoor living spaces.

#### Open Plan Kitchen/Diner

18'3 x 10'8 (5.56m x 3.25m)

A stylish and contemporary fitted kitchen featuring a range of gloss fronted base units, complemented by stone-effect work surfaces and matching upstands. A granite effect breakfast bar provides additional dining and seating space, ideal for informal meals and everyday family living. Having inset recessed spotlights, wood-effect vinyl flooring, understairs storage cupboard, UPVC double glazed window to the rear elevation and a frosted UPVC double glazed door providing access to the rear garden. Internal door leads directly into the Garage.

#### STAIRS FROM HALLWAY LEAD TO:

#### Landing

Built in airing cupboard housing central heating boiler and with slatted shelving, single panel radiator and double glazed window to the rear elevation.

Doors into:

#### Bedroom One

11'0 x 10'9 (3.35m x 3.28m)

A spacious and well-proportioned double bedroom having coved ceiling, wood-effect laminate flooring, single panel radiator and double glazed window to the front elevation.

An opening leads through to:

#### Dressing Room

17'9 x 8'3 (5.41m x 2.51m)

A generous and versatile space, currently fitted with a range of

wardrobes including mirrored sliding doors and additional open wardrobe storage. Having coved ceiling, single panel radiator and double glazed windows to both the front and rear elevations, providing plenty of natural light.

Currently utilised as a dressing room, the space offers excellent potential for reconfiguration to incorporate an en-suite facility, subject to any necessary consents and works.

#### Bedroom Two

11'0 x 9'8 (max) (3.35m x 2.95m (max))

With built in cupboard, coved ceiling, carpeted flooring, single panel radiator and double glazed window to the front elevation.

#### Bedroom Three

7'4 x 7'2 (2.24m x 2.18m)

With textured and coved ceiling, carpeted flooring, single panel radiator and double glazed window to the rear elevation.

#### Family Bathroom

Stylishly appointed with a modern three-piece suite comprising a generous double walk-in shower enclosure with drench shower head and separate handheld attachment, low-level flush W.C. and vanity wash hand basin with useful storage beneath. Complemented by partial wall tiling, tiled flooring, single panel radiator and frosted double glazed window to the rear elevation.

#### Outside

To the front, the property benefits from a generous gravelled driveway providing ample off-road parking for several vehicles.

To the rear is a substantial and fully enclosed garden, offering an excellent amount of outdoor space for families and entertaining. The garden is predominantly laid to lawn with a large paved patio area and attractive timber pergola, creating the perfect spot for outdoor seating, entertaining and al fresco dining during the warmer months. The garden is enclosed by timber panelled fencing, providing a good degree of privacy and a safe, versatile space for children and pets

#### Garage

17'9 x 8'3 (5.41m x 2.51m)

Up and over garage door to the front, void and plumbing for washing machine and tumble drier, Upvc double glazed courtesy door to the rear and side window.

#### EPC Rating - D

#### Council Tax - Band C

#### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Tel: 01352 762300

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.**

### 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.

### 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

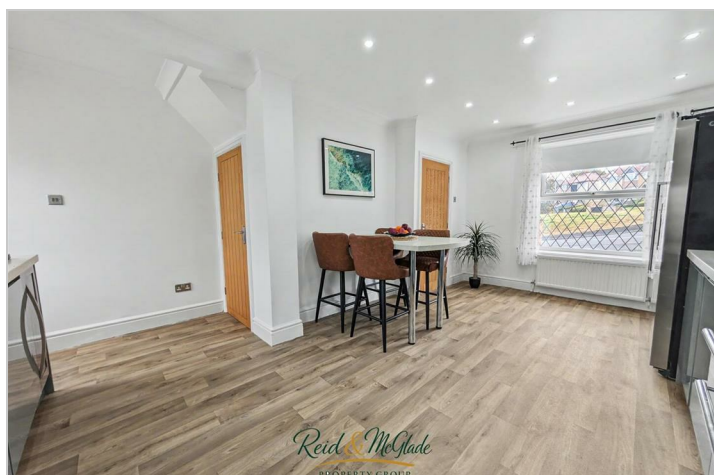
### Disclaimer

These particulars 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.

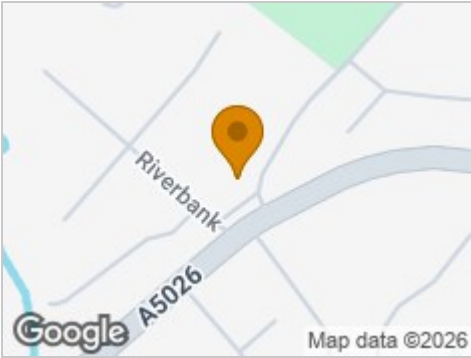
All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

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.



Road Map



Hybrid Map



Terrain Map



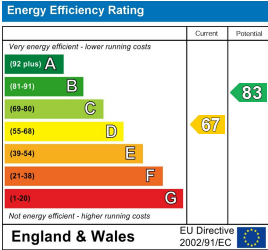
Floor Plan



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.