Reid & McGlade

PROPERTY GROUP

89 Windsor Drive

, Flint, CH6 5TS

Offers Over £189,950

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Accommodation Comprises:
Upvc double glazed composite door with glazed panel opens to:

Entrance/ Utility Area
7'3 x 4'4 (2.21m x 1.32m)
Upvc double glazed windows to the side and rear elevation, vinyl flooring archway into:

Kitchen/Dining Room:
16'7 x 12'6 (5.05m x 3.81m)
A well presented open-plan kitchen and dining space with a contemporary finish. The kitchen is fitted with a range of contrasting white wall units and dark base units complemented by wood effect work surfaces and white metro splashback tiling. Void and plumbing for washing machine, space for free standing cooker with stainless steel extractor fan over, stainless steel one and a half bowl sink with mixer tap over, single panelled radiator, understairs storage cupboard. Double glazed upvc window to the rear and door into rear porch.
The dining space creates a practical space for family living, with French doors opening out into the rear garden, vinyl flooring through, vertical contemporary radiator and recessed spotlights and a upvc double glazed window to the side elevation and the staircase leading to the first floor accommodation.

Lounge:
16'2 x 11'2 (4.93m x 3.4m)
A bright and comfortable reception room with a large UPVC double-glazed window to the front elevation providing an abundance of natural light. Feature living flame gas fire with marble surround and hearth provides an attractive focal point, complemented by wood-effect laminate flooring, wall light points and a single panelled radiator.

First Floor Accommodation

Landing:
Spacious panelled landing with loft access hatch and doors into:

Bedroom One:
16'2 x 11'1 (4.93m x 3.38m)
Spacious master bedroom with neutral decor, carpet flooring and decorative wall panelling. Featuring two upvc double glazed windows to the front elevation providing good natural lighting, and having fitted wardrobe space for ample storage, single panelled radiator and carpet flooring.

Bedroom Two:
9'4 x 9'3 (2.84m x 2.82m)
A further double bedroom offering ample storage with having built in storage housing the gas central heating boiler, carpet flooring, upvc double glazed window to the rear elevation.

Family Bathroom:
6'3 x 5'5 (1.91m x 1.65m)
Three piece suite comprising a panelled bath mixer tap, and an overhead thermostatic shower over with glass shower screen and fully tiled walls surrounding, wash hand basin with mixer tap over set in vanity unit and low level flush w.c. The bathroom also has a upvc frosted double glazed window to the rear elevation, recessed spotlights, vinyl flooring and wall mounted towel rail.

Loft Room:
16'4 x 11'8 (4.98m x 3.56m)
A door from the landing leads to a stair case which provides access to the loft room, which has a upvc double glazed window to the side elevation, storage cupboards, carpet flooring and lighting.

Outside:
Approaching the property there is a drive way providing off road parking and a lawned front garden, a gate provides access into the rear garden.

The garden to the rear is split level with mainly laid to lawn and a patio area perfect for outdoor dining and entertaining.

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.

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.

Tel: 01352 762300

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

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.

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.

To Arrange A Viewing

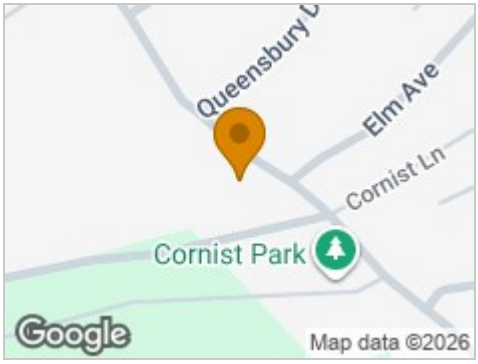
Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

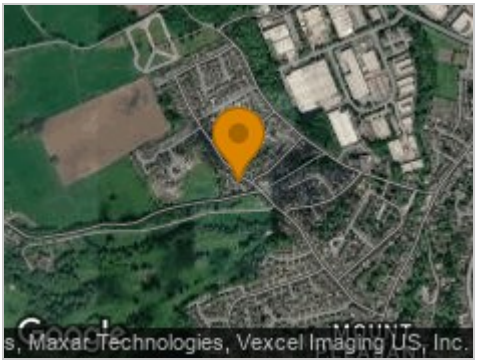
sales@reidandmcglade.com

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.

Road Map

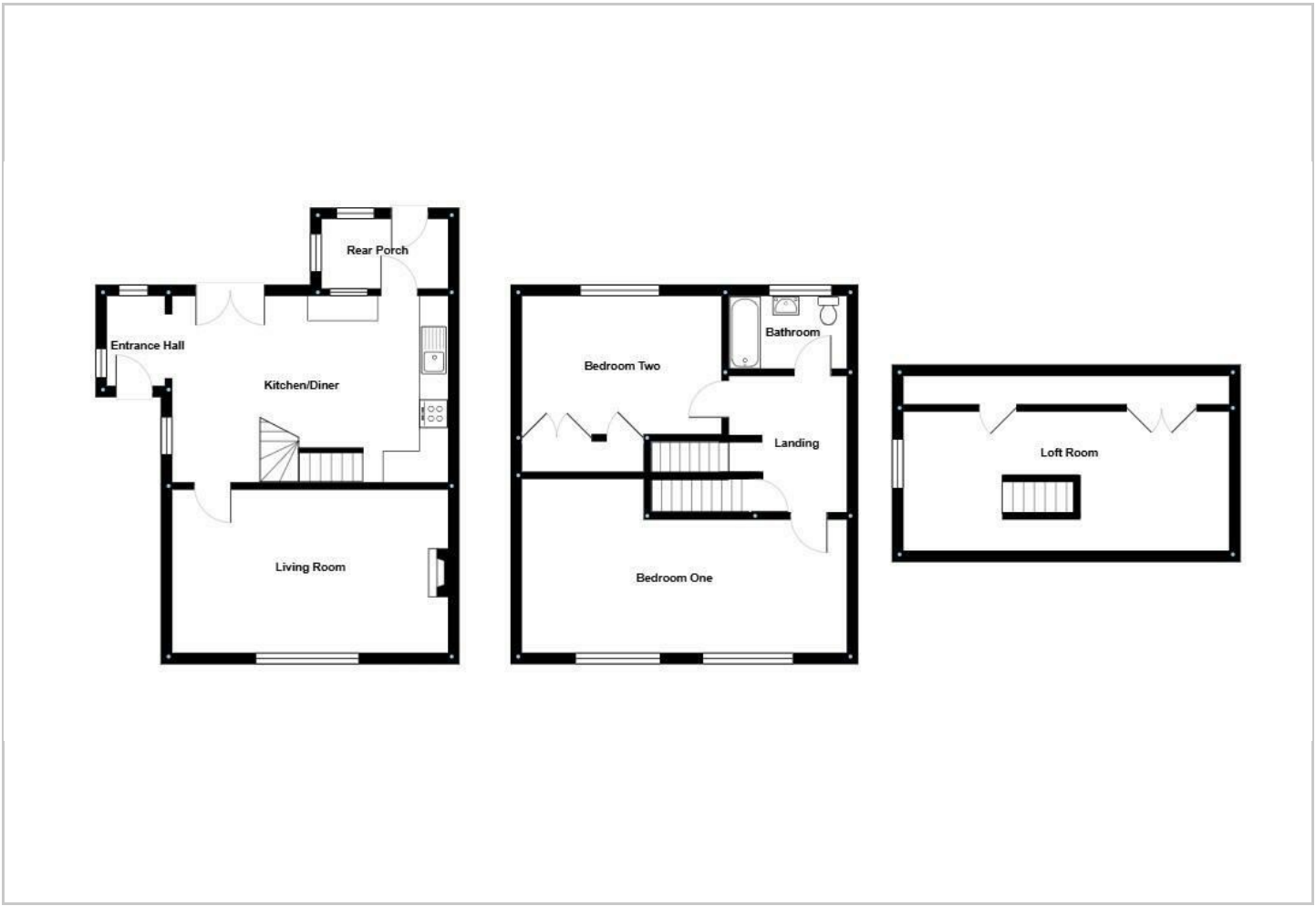


Hybrid Map



Terrain Map

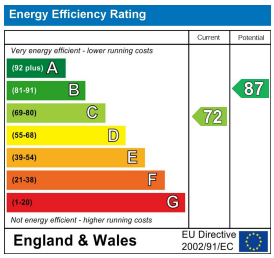
Floor Plan



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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