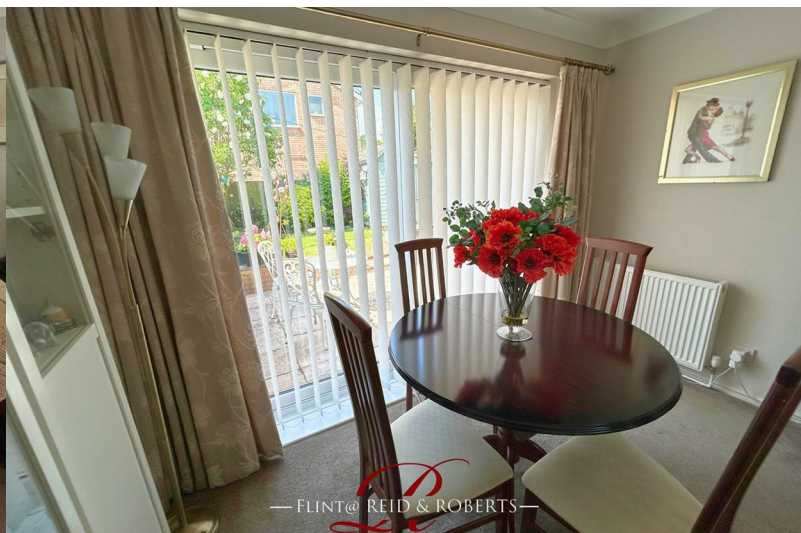




## 37 Windsor Drive

Flint, Flintshire, CH6 5TX

£189,950





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## Accommodation Comprises:

Step up to Upvc door with decorative, frosted inset and matching side panel leads into:

### Entrance Hall:

Double panelled radiator, stairs leading to the first floor accommodation, doors into:

### W.C

Frosted Upvc double glazed window to the side elevation, low level flush w.c, wash hand basin set on vanity unit, partially tiled walls, double panelled radiator, vinyl flooring and textured ceiling.

### Kitchen:

Housing a comprehensive range of wall, drawer and base units with a pale grey satin finish, with partially tiled walls, grey wood effect laminate flooring, double panelled radiator, textured ceiling, 'serving hatch', stainless steel 1 1/2 bowl sink and drainer with mixer tap over, space for free standing gas cooker, space for a fridge, freezer and void and plumbing for a dishwasher and washing machine, a upvc double glazed window to the rear elevation along with a double glazed opaque door leading to the rear garden, the gas combi boiler is housed in a kitchen cupboard.

### Living Room:

Upvc double glazed window to the front elevation, ariel socket, living flame gas lit fire set on a marble hearth and wood fire surround, double panelled radiator, coved and textured ceiling, French leaded doors leading into:

### Dining Room:

Upvc sliding door to the rear elevation, double panelled radiator, coved and textured ceiling, 'serving hatch'.

### First floor accommodation:

### Landing:

Loft access hatch with pull down ladder, doors into:

### Bedroom One:

Upvc double glazed window to the rear elevation, double panelled radiator, textured ceiling.

### Bedroom Two:

Upvc double glazed window to the front elevation, double panelled radiator, textured ceiling.

### Bedroom Three:

Upvc double glazed window to the rear elevation, double panelled radiator, textured ceiling and storage cupboard.

### Family Bathroom:

Comprising a four piece suite including a low level flush w.c, pedestal hand wash basin, and a panelled bath with mixer tap and shower attachment, walk in shower cubicle, partially tiled walls, chrome heated towel rail, upvc opaque window to the side elevation and vinyl flooring.

### Detached Garage

Detached single bay garage with a upvc double glazed window to the side elevation, along with a upvc door, up and over door to the front elevation, electricity supply.

### Outside:

The front of the property benefits from a well maintained garden featuring a central lawn bordered by established flower beds with a variety of shrubs and seasonal plants. A pathway leads to the front entrance coming off the driveway, with wrought iron gates providing access from the pavement, the driveway which provides parking for several vehicles continues to the single bay detached garage and a side gate for access into the rear garden.

The rear garden offers a generous paved patio area with a dwarf brick wall separating the raised lawned garden with a variety of mature shrubs and bushes. A pathway provides access for the side of the detached garage.

### 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.

### 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.

### 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

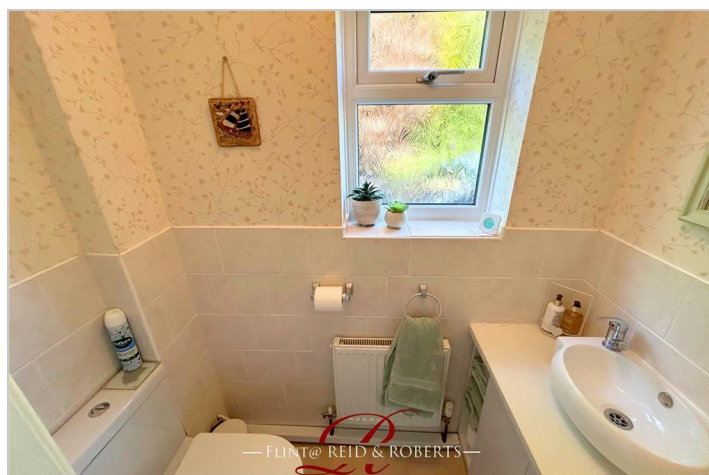
### To Arrange A Viewing

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.



Road Map



Hybrid Map



Terrain Map



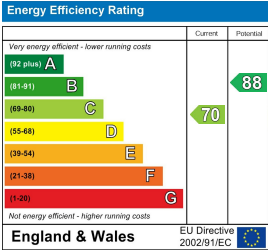
Floor Plan



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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