



— FLINT@ REID & ROBERTS —

2 Rayon Road

Greenfield, Holywell, CH8 7EQ

£150,000



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ACCOMMODATION COMPRISES:

Open storm porch and Upvc double glazed door with glazed panel opening to:

Entrance Hall

Wood effect laminate flooring, coved ceiling and doors into:

Kitchen/Dining Room

8'11" x 14'6" (2.72 x 4.42)

Housing a range of modern high-gloss wall, drawer and base units with chrome handles, complemented by roll-top wood-effect work surfaces. Features include an inset stainless steel sink and drainer with mixer tap, built-in electric oven with induction hob and extractor hood, integrated fridge freezer, and plumbing/space for a washing machine. Finished with metro-tiled splash backs, wood-effect laminate flooring, a UPVC double-glazed window to the front, and space for a dining table.

Lounge

12'4" x 11'6" (3.75 x 3.51)

A modern and spacious room featuring attractive wall panelling and a coved ceiling, complemented by a panelled radiator with decorative cover and wood-effect laminate flooring. UPVC double-glazed sliding patio doors open out to the rear garden, with an additional UPVC double-glazed window providing plenty of natural light.

STAIRS FROM LOUNGE LEAD UP TO:

Landing

Loft access hatch with doors providing access to:

Bedroom One

10'4" x 11'5" (3.14 x 3.48)

UPVC double-glazed window to the double elevation, double panelled radiator with decorative cover, built-in double wardrobes providing hanging rail and storage, feature wall panelling for a modern aesthetic, and carpeted flooring.

Bedroom Two

10'12" x 7'6" (3.35 x 2.28)

Feature wall panelling, Upvc double glazed window to the front elevation, single panelled radiator and carpeted flooring.

Bathroom

5'7" x 6'9" (1.71 x 2.07)

A modern three-piece white suite comprising an L-shaped panelled bath with glazed screen and thermostatic shower over, low-level dual-flush WC, and pedestal wash hand basin with mixer tap. Finished with chrome fixtures including a heated towel rail, full wall tiling with a feature mosaic wall, tiled flooring, and a UPVC double-glazed frosted window to the front elevation.

Outside

The property is approached via a paved garden and pathway designed with low maintenance in mind. Steps lead up to the front entrance and parking to the side for 2 vehicles.

To the rear there is decked patio area with step leading down to lawned garden and leading to a timber storage shed. The garden is bound by wood panel fencing and has views overlooking fields.

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@reidandroborts.com

PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

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.

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.

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 be 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.

Opening Hours

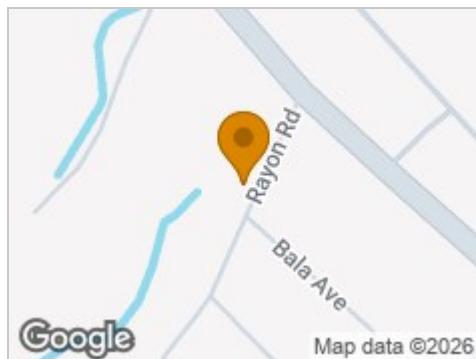
Monday - Friday 9:00am - 5:30pm
Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm
Saturday 9am - 4pm



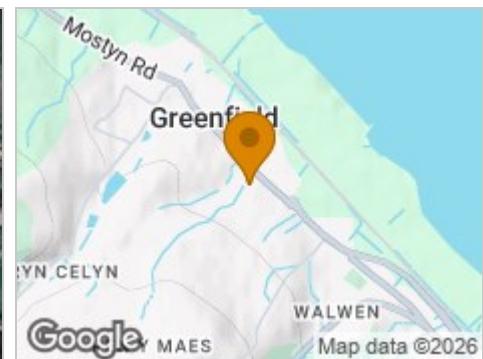
Road Map



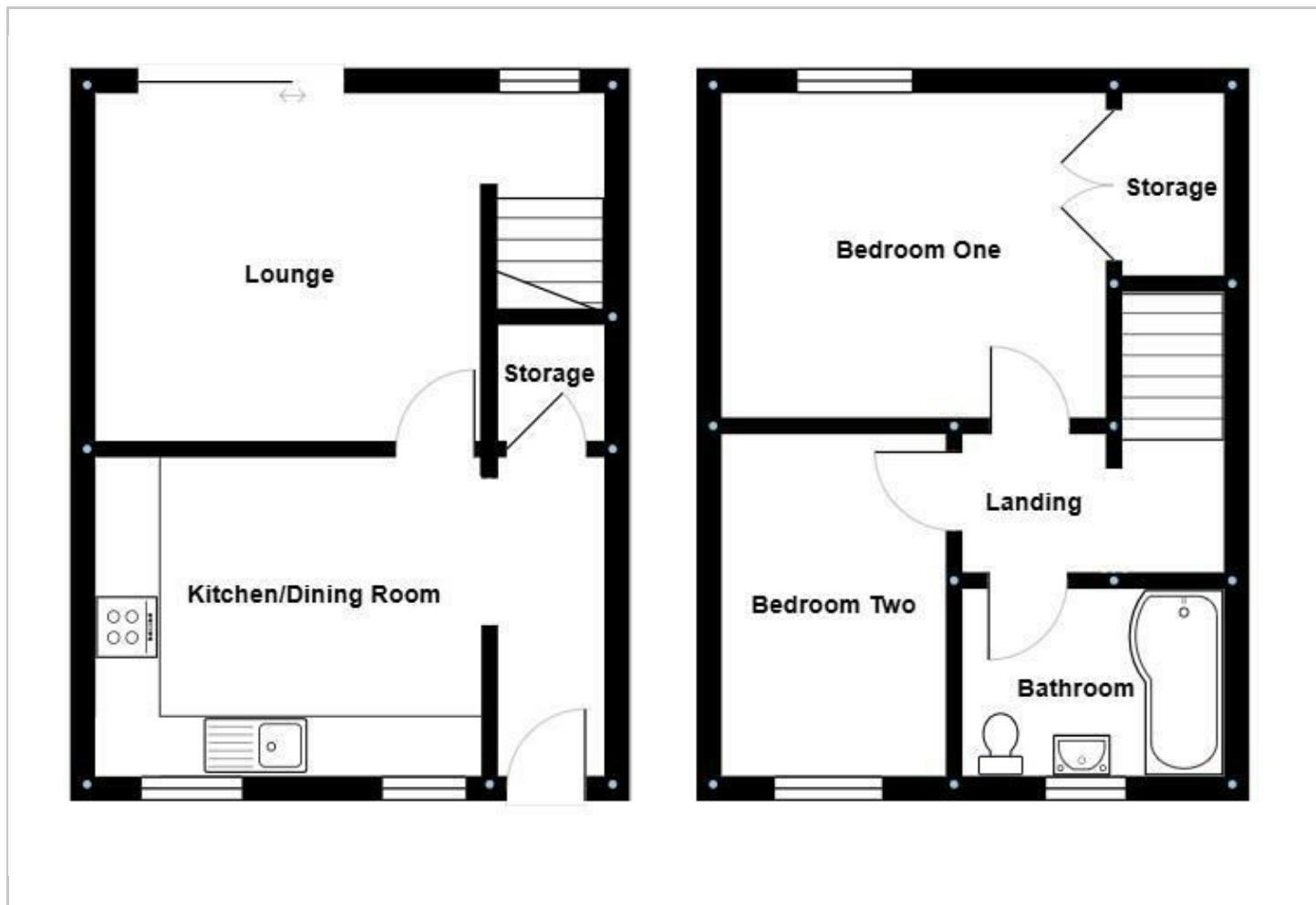
Hybrid Map



Terrain Map



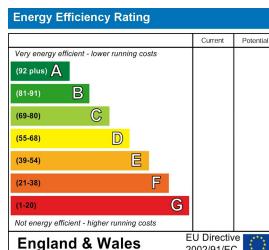
Floor Plan



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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