Reid & McGlade

PROPERTY GROUP

41 Henry Taylor Street

, Flint, CH6 5PP

£135,000

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ACCOMODATION COMPRISES
Upvc double glazed door with glazed panels open to:

LOUNGE
18'0" x 10'10" (5.49 x 3.30)
Feature fire surround with marble effect hearth and backdrop and wooden surround housing gas living flame effect fire (not tested) and built in alcove cupboards. Upvc double glazed window to the front elevation, double panelled radiator, aerial socket, picture rail, phone point, carpeted flooring and stairs rising to the first floor.

DINING ROOM
18'0" x 11'2" (5.49 x 3.40)
Feature fire surround with marble effect hearth, backdrop and wooden surround. Two Upvc double glazed windows to the rear elevation of the property, two double panelled radiators, aerial socket, grey wood effect laminate flooring, door to understairs storage cupboard, archway to kitchen.

KITCHEN
18'0" x 11'2" (5.49 x 3.40)
Upvc double glazed window to the rear elevation, Housing a range of wall and base units with splash back tiling and complimentary roll top work surfaces, stainless steel sink and drainer unit, void and plumbing for washing machine, void for freestanding cooker, inset spot lights to ceiling, tiled flooring and space for a fridge freezer. Upvc door leading out to the Rear Garden.

FIRST FLOOR ACCOMODATION

LANDING
Loft access hatch, doors off to:

BEDROOM ONE
11'2" x 10'0" (3.40 x 3.05)
Upvc double glazed window to rear elevation of property, double panelled radiator, picture rail, original cast iron open fire place (not in use).

BEDROOM TWO
10'0" x 11'0" (3.05 x 3.35)
Upvc double glazed window to front elevation of property, double panelled radiator, phone point, picture rail and original open fire place.

BEDROOM THREE
7'11" x 7'11" (2.41 x 2.41)
Upvc double glazed window to rear elevation of property, picture rail and double panelled radiator.

BATHROOM
Fitted with a three piece suite comprising wood panel enclosed bath with electric shower over and screen, pedestal wash hand basin, low level w.c., splashback tiling , extractor, single panelled radiator, inset spots, vinyl flooring, built in airing cupboard housing shelving and combi boiler.

OUTSIDE
The property is approached via a wrought iron gate opening to a concrete pathway that leads to the front entrance and paved with a gravelled border.
To the rear of the property is a paved patio garden bound by brick walls and wooden gate opening to the rear with parking bays available.

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

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 MORTAGE 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 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.

OPENING HOURS

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

Road Map

Hybrid Map

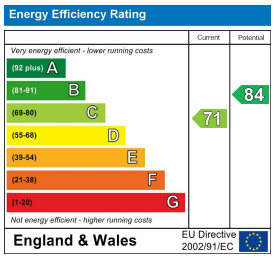
Terrain Map

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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