



— FLINT@ REID & ROBERTS —

4 Princes Drive

, Flint, CH6 5QH

Offers Over £180,000



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Accommodation Comprising:

Steps up to Upvc double Glazed front Door into:

Entrance Hallway:

Double Panelled Radiator, vinyl flooring, doors into:

Lounge:

14.02 x 15.09 (4.27m x 4.57m)

Well presented Lounge with a Upvc double glazed window to the rear elevation, double panelled radiator, wall mounted electric fire, textured ceiling, wood effect laminate flooring.

Kitchen:

14.06 x 11.11 (4.27m x 3.35m)

Housing a range of wall, base and drawer units with complimentary work surfaces over, black metro splashback tiling, sink and drainer with mixer tap over, space for free standing cooker, space for washing machine and fridge freezer, radiator, recessed spotlights, Vinyl flooring, Upvc double glazed window to the side and rear elevation and upvc double glazed door to outside.

Bedroom One:

14.07 x 9.07 (4.27m x 2.74m)

Upvc double glazed window to the front elevation, double panelled radiator, sockets, carpet flooring.

Bedroom Two:

11.01 x 10.00 (3.35m x 3.05m)

Upvc double glazed window to the front elevation, double panelled radiator, sockets, carpet flooring.

Bathroom:

8.02 x 6.01 (2.44m x 1.83m)

Modern fitted bathroom comprising: Panelled Bath with mixer tap, electric shower over and glazed shower screen, pedestal wash hand basin with mixer tap over, and a low level flush W.C.

The Bathroom is fully tiled, and has a frosted Upvc double glazed window to the side elevation along with a double panelled radiator and wall mounted units.

Outside:

Approaching the property there is a spacious paved Driveway with a decorative boarder providing plenty of parking, this leads to the single bay detached garage.

The garden to the rear is low maintenance with having a paved patio area with a decorative stone boarder with steps up to a turfed lawn.

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.

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, 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.

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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 *

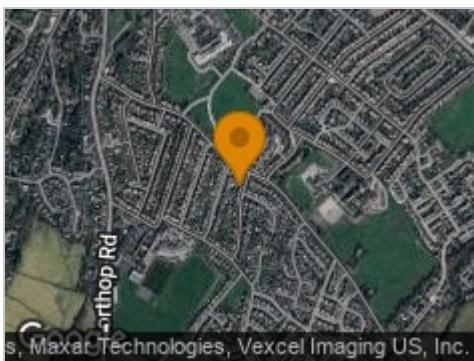
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOANS SECURED ON IT.



Road Map



Hybrid Map



Terrain Map



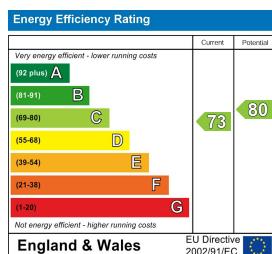
Floor Plan



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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