



## 41 Windsor Drive

, Flint, CH6 5TX

O.I.R.O £164,000



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## ACCOMMODATION COMPRISES

The property is approached via a block paved driveway leading to the front entrance.

Step up leads to Upvc door with frosted side panel opening into:

### Entrance Hallway

With single panel radiator, stairs leading to first floor accommodation and door opening into:

### Lounge

12'6 x 12'2 (3.81m x 3.71m)

Feature fire surround with living flame gas fire, double panel radiator and double glazed window to the front elevation.

Opening into:

### Dining Room

10'4 x 8'2 (3.15m x 2.49m)

Single panel radiator and double glazed window to the rear elevation.

Door opening into:

### Kitchen

10'3 x 7'5 (3.12m x 2.26m)

Housing a range of wall, drawer and base units with worksurfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, built in electric hob and eye level oven, void and plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler and under stairs storage cupboard. Vinyl flooring, single panel radiator, double glazed window to the rear elevation and Upvc door with frosted panel opening out to the rear garden.

## STAIRS FROM HALLWAY LEADING TO:

### Landing

Having loft access point and double glazed window to the side elevation.

Doors opening to:

### Bedroom One

11'9 x 8'6 (3.58m x 2.59m)

Fitted with a range of wardrobes with sliding doors, single panel radiator and double glazed window to the front elevation.

### Bedroom Two

8'8 x 8'7 (2.64m x 2.62m)

Having single panel radiator and double glazed window to the rear elevation.

### Bedroom Three

8'7 x 6'2 (2.62m x 1.88m)

With over stairs storage cupboard, single panel radiator and double glazed window to the front elevation.

### Wet Room

6'7 x 5'8 (2.01m x 1.73m)

Fitted with wall mounted electric shower, pedestal wash hand basin and low level flush w.c. None slip vinyl flooring, radiator and frosted double glazed window to the rear elevation

## OUTSIDE

The front of the property is approached via a block paved driveway providing 'Off Road' parking for a number of vehicles. A step up leads to the front entrance. To the side of the driveway is a low maintenance gravelled garden. To the side of the property the driveway extends and a wooden gate gives access to the rear. The enclosed rear garden is designed with low maintenance in mind and comprises paves patio area with steps leading up to a further patio area and has borders made up of hedgerow and wood panelled fencing.

EPC Rating - TBC

Council Tax - Band C

## To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability,

Tel: 01352 762300

buying position and contact details to :  
flint@reidandroberts.com

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

### 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.

### 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

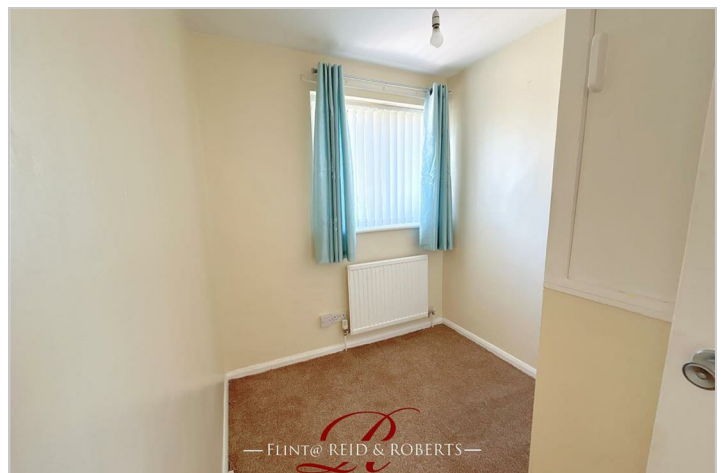
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



## Road Map



## Hybrid Map



## Terrain Map



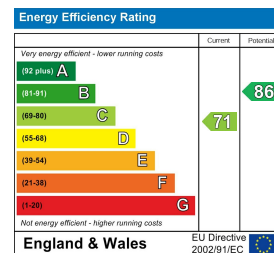
## Floor Plan



## 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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