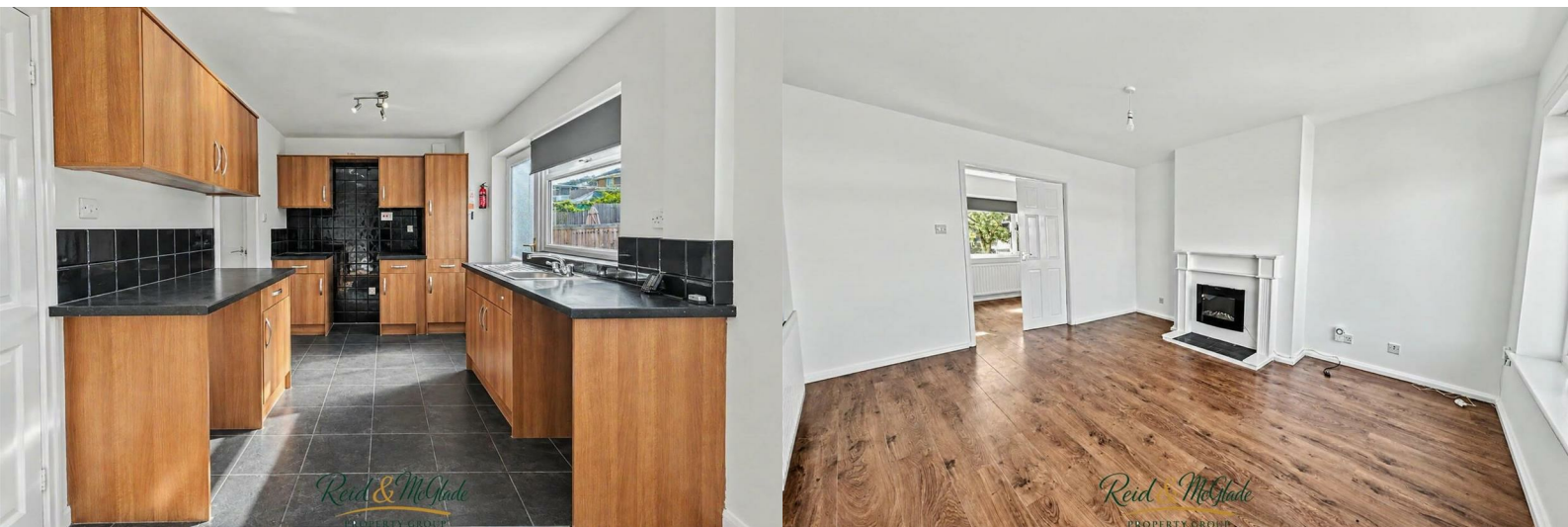




31 Windsor Drive

Flint, Flintshire, CH6 5TX

£189,950



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ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking and leads to the front entrance.

Steps lead up to the Upvc front door with decorative inset opening into:

Entrance Hall:

Having under-stairs storage cupboard, wood effect laminate flooring, stairs leading to the first floor accommodation and single panel radiator.

Door opening into:

Lounge

14'0 x 11'8 (4.27m x 3.56m)

With electric fire set on a feature fire surround with tiled hearth, t.v. aerial point, single panel radiator, and double glazed window to the front elevation.

Double doors opening into the open plan:

OPEN PLAN KITCHEN/DINING ROOM

Kitchen

10'4 x 9'1 (3.15m x 2.77m)

Housing a range of wall, drawer and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, space for freestanding cooker and void and plumbing for washing machine. Tiled flooring, double glazed window and Upvc door with frosted panel opening to the rear garden.

Dining Area

8'7 x 7'8 (2.62m x 2.34m)

With telephone point, wood effect laminate flooring, double panel radiator and double glazed window to the rear elevation.

STAIRS FROM HALLWAY LEAD UP TO:

Landing:

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

Doors opening into:

Bedroom One

12'7 x 9'6 (3.84m x 2.9m)

Having built in storage cupboard with slatted shelving, single panel radiator and double glazed window to the front elevation.

Bedroom Two

10'9 x 10'2 (3.28m x 3.1m)

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

Bedroom Three

8'9 x 7'9 (2.67m x 2.36m)

Built in over stairs cupboard housing central heating boiler, single panel radiator and double glazed window to the front elevation.

Bathroom

5'9 x 5'5 (1.75m x 1.65m)

Fitted with a two piece suite comprising panelled bath with electric shower over and pedestal wash hand basin. Vinyl splashback. vinyl flooring, heated towel rail and frosted double glazed window to the rear elevation.

Separate W.C.

Low level flush w.c. vinyl flooring and frosted double glazed window to the side elevation.

OUTSIDE

The front of the property is approached via a recently laid tarmac driveway providing ample 'Off Road' parking for a number of vehicles. There is a gravelled garden area and steps lead up to the front entrance.

To the side, double gates open to the extended driveway providing additional parking and leading to the rear garden.

The rear garden is made up of a gravelled patio area with steps leading up to the a lawned garden. The rear garden is enclosed, private and bound by wood panelled fencing.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

Tel: 01352 762300

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

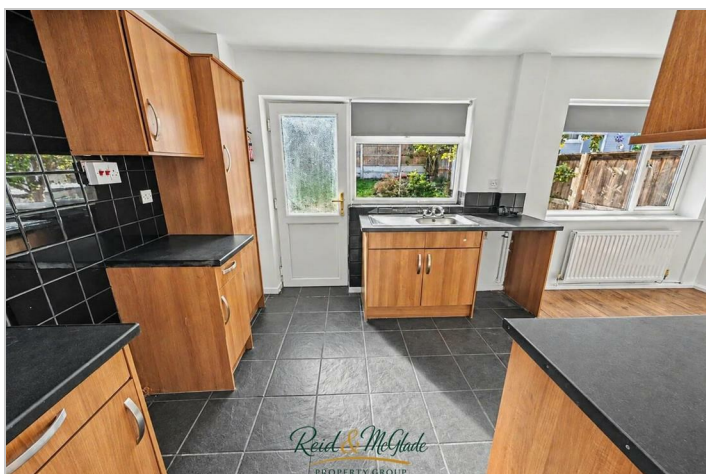
Spring & Summer Hours
(1st February – 31st October)

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

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



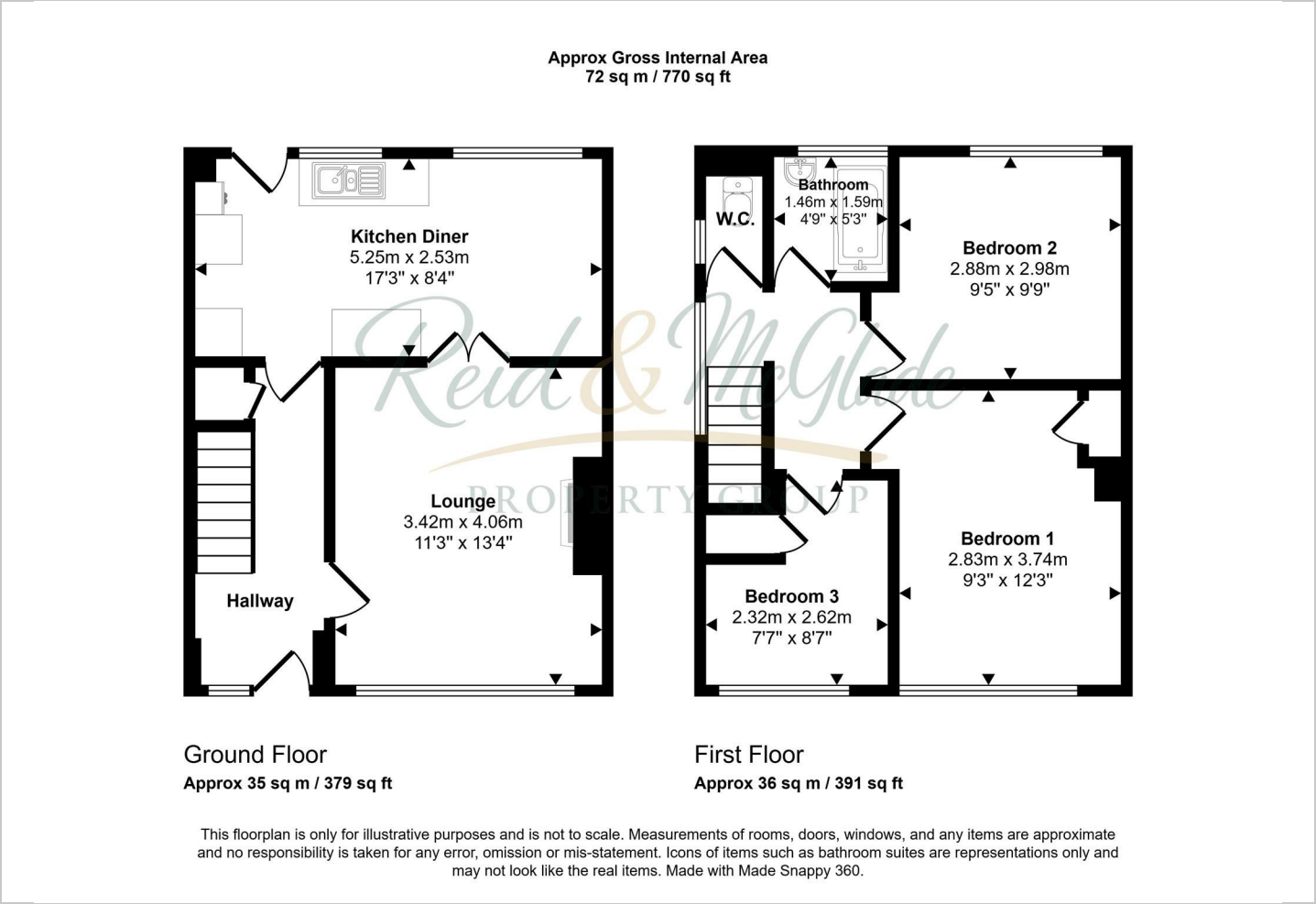
Hybrid Map



Terrain Map



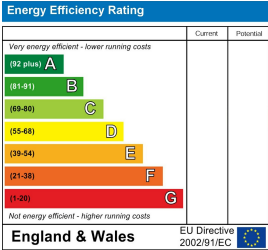
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 firms employment has the authority to make or give any representation or warranty in respect of the property.