



## 23 Hallfield Close

Flint, Flintshire, CH6 5HL

Offers Over £200,000





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## ACCOMMODATION COMPRISES:

Step up to Upvc double glazed French door, opening into:

### Enclosed Porch:

Quarry Tiled flooring, Upvc double glazed frosted door with side panel opens into:

### Entrance Hallway:

Stairs leading to the first floor landing, radiator with cover and laminate wood effect flooring, doors into:

### Lounge:

14'00 x 11'11 (4.27m x 3.63m)

Upvc double glazed window to the front elevation, living flame gas fire set on a marble heart with wooden surround, radiator, wood effect laminate flooring and double doors into:

### Dining Room

11'8 x 9'4 (3.56m x 2.84m)

Upvc double glazed window to the rear elevation double panelled radiator, serving hatch, wood effect laminate flooring, glazed panel door into:

### Conservatory:

10'9x7'9 (3.28m x 2.36m)

Full length Upvc double glazed unit construction with pitched polycarbonate roof, double glazed French doors opening to outside.

### Kitchen:

11'6 x 8'9 (3.51m x 2.67m)

Fitted with a range of wall, drawer and base units with complementary roll top works surfaces, inset stainless steel sink unit with drainer and mixer tap over, built in stainless steel oven, four ring gas hob and wall mounted extractor fan, integrated dishwasher, upvc double glazed window to the rear elevation, built in under stairs storage cupboard, vinyl flooring, void and plumbing for washing machine, space for tumble dryer and upvc double glazed door opening to the side elevation.

## STAIRS FROM HALLWAY LEAD TO:

### First Floor Landing

Upvc double glazed window to the side elevation, loft access hatch and doors into:

### Bedroom One:

10'1 x 14.0 (3.07m x 4.27m)

Upvc double glazed window to the front elevation, fitted with a range of built in wardrobes, two storage cupboards, wood effect vinyl flooring, double panelled radiator.

### Bedroom Two:

10'10 x 9'8 (3.3m x 2.95m)

Upvc double glazed window to the rear elevation, double panelled radiator two built in storage cupboards, carpet flooring and coved ceiling.

### Bedroom Three:

10'8 x 7'3 (3.25m x 2.21m)

Upvc double glazed window to the front elevation, double panelled radiator, over stairs storage cupboard.

### Family Bathroom:

Fitted with a white three piece suite including a panelled bath with traditional hand held shower attachment over, low level flush w.c and pedestal hand wash basin. Upvc frosted double glazed window to the rear elevation, wall mounted towel heater, vinyl flooring and fully tiled walls.

### Outside:

The property is approached via a tarmac drive way providing ample 'Off Road' parking for multiple vehicles, which leads to the single bay detached garage. There are a variety of plants and shrubs to the front along with a mature tree.

A wooden gate provides access into the rear garden which is mainly laid to lawn bound by live hedging. A pathway leads to the pond and continues to the conservatory.

### 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 :

Tel: 01352 762300

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 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 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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