



## 9 Alston Court

, Bagillt, CH6 6HN

£170,000



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## ACCOMMODATION COMPRISSES

The property is approached via a pathway leading to the front entrance.

A wooden door with glazed inset opens into:

### Entrance Hallway

Having wood effect laminate flooring, double panel radiator and stairs leading to the First Floor accommodation.

Doors opening into Lounge and W.C.

### W.C.

5'4 x 3'5 (1.63m x 1.04m)

Fitted with a modern two piece suite comprising low level flush w.c. and wash hand basin. Radiator, laminate flooring and frosted double glazed window to the front elevation.

### Lounge

18'1 x 12'10 (max) (5.51m x 3.91m (max))

With convenient under stairs storage cupboard providing storage, t.v. aerial point, laminate flooring, double panel radiator and double glazed window to the front elevation.

Door leading to:

### Kitchen/Diner

16'2 x 9'9 (4.93m x 2.97m)

Fitted with a modern range of wall drawer and base units with complimentary work surfaces over, ceramic sink with drainer and mixer tap, splash-back wall tiling, space for range cooker, space for under counter fridge and freezer and void and plumbing for washing machine. Fitted corner bench unit, modern upright radiator, laminate flooring, double glazed window and double glazed 'French' doors leading to the rear garden.

### STAIRS FROM HALLWAY LEAD TO:

### Landing

With loft access point, built in storage and access to all bedrooms and bathroom.

### Bedroom One

16'0 x 9'3 (4.88m x 2.82m)

With decorative wall panelling, double panel radiator and double glazed window to the front elevation.

Folding door opens into:

### En Suite

9'5 x 2'7 (2.87m x 0.79m)

Fitted with a modern three piece suite comprising enclosed shower cubicle with wall mounted thermostatic shower, low level flush w.c. and wash hand basin with mixer tap. Partial wall tiling, heated towel rail and tiled flooring.

### Bedroom Two

9'10 x 9'5 (3m x 2.87m)

With radiator and double glazed window to the elevation.

### Bedroom Three

9'10 x 6'4 (3m x 1.93m)

With radiator and double glazed window to the elevation.

### Family Bathroom

6'6 x 6'1 (1.98m x 1.85m)

Fitted with a modern white suite comprising free standing bath with shower attachment, floating wash hand basin and low level flush w.c. Ceiling spotlights, tiled walls incorporating shelving, heated towel rail and tiled flooring.

### OUTSIDE

The property is approached via a pathway leading to the front entrance. To the side of the property there is a lawned garden area. To the rear the garden is mainly laid to lawn with a paved patio area, the perfect space for entertaining during the warmer months. The garden is bound by wood panelled fencing.

### Parking

Allocated parking spaces are available for the property at an additional monthly cost.

### 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.

**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 be 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**

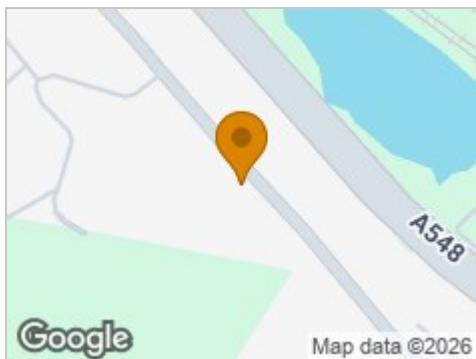
Monday - Friday 9:00am - 5:30pm  
Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm  
Saturday 9am - 4pm



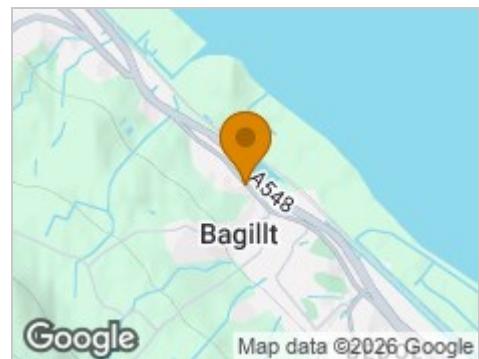
## Road Map



## Hybrid Map



## Terrain Map



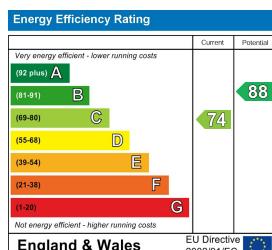
## Floor Plan



## 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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