



— FLINT@ REID & ROBERTS —

7 Mill Croft

Oakenholt, Flint, CH6 5NP

Offers Around £200,000



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Accommodation Comprising:

Step up to Upvc double glazed door with decorative stained glass inset glazed panel which opens to:

Enclosed Porch

Wood effect laminate flooring, textured ceiling and door into:

Entrance Hall

Wood Laminate flooring, textured ceiling, door into the Lounge and archway into: Kitchen

Kitchen/Breakfast Room

Housing a range of wall, base and drawer units with roll-top work surfaces over and complementary breakfast bar. Incorporating a built-in Hotpoint electric oven with four-ring gas hob and extractor hood over. Stainless steel one-and-a-half bowl sink and drainer unit with mixer tap over. UPVC double glazed window to the side elevation, built-in storage cupboard, void and plumbing for washing machine, space for under-counter fridge, splashback tiling, ceiling spotlights and tiled flooring.

Lounge

Upvc double glazed window and door leading into the conservatory, textured and coved ceiling, Adam style fire surround with marble hearth and backdrop with living flame gas fire and wood effect laminate flooring.

Conservatory

Dwarf wall construction with Upvc double glazed units to the side and rear elevations, polycarbonate roof panels with ceiling light and fan, French doors opening to the rear garden, tiled flooring and double panelled radiator.

Inner Hallway

Wood effect laminate flooring, wall mounted alarm panel, loft access hatch, built-in airing cupboard with slatted shelving and doors into:

Bedroom One

Upvc double glazed window to the front elevation, single panelled radiator and carpeted floor flooring.

Bedroom Two

Upvc double glaze window to the front elevation, single panel radiator, textured ceiling and carpeted flooring.

Wet Room

Floor to ceiling modern tiling with mosaic detail, multi-head shower with floor drain and anti-slip flooring, vanity wash hand basin with cupboard beneath and matching storage cupboard above incorporating illuminated mirror, low level flush WC, Upvc double glazed window to the side elevation, extractor fan and textured ceiling.

Outside - Front

The garden to the front of the property is bound by wrought iron railings with gravelled areas and central mature planting. A low maintenance driveway to the side provides shared access with the neighbouring property and leads to the single detached garage located to the rear of the property, benefiting from a electric white roller door, power and light access and side courtesy door.

To The Rear

The rear garden comprises of a good size paved patio area adjacent to the conservatory entrance together with a further paved patio area to the rear of the garden. Although currently overgrown, the garden benefits from a generous lawned area together with greenhouse and wooden storage shed.

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@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

Tel: 01352 762300

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



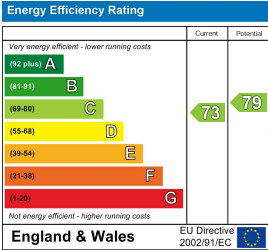
Floor Plan



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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