Reid & McGlade
PROPERTY GROUP

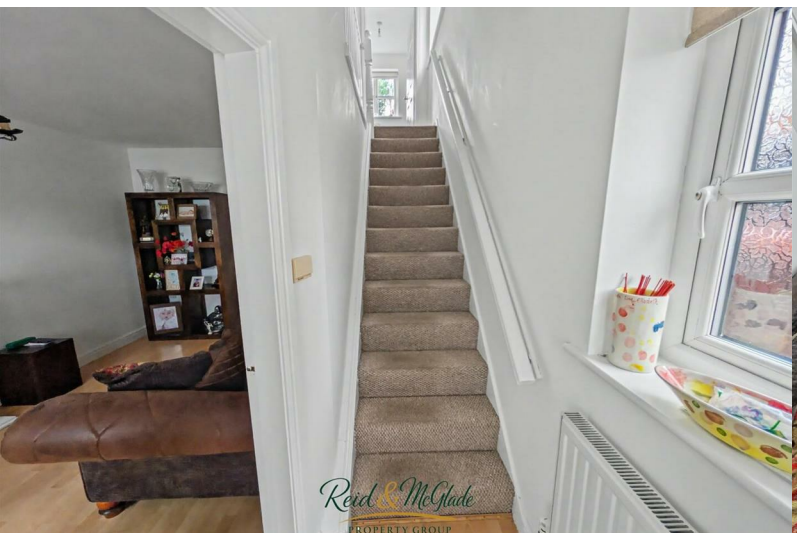


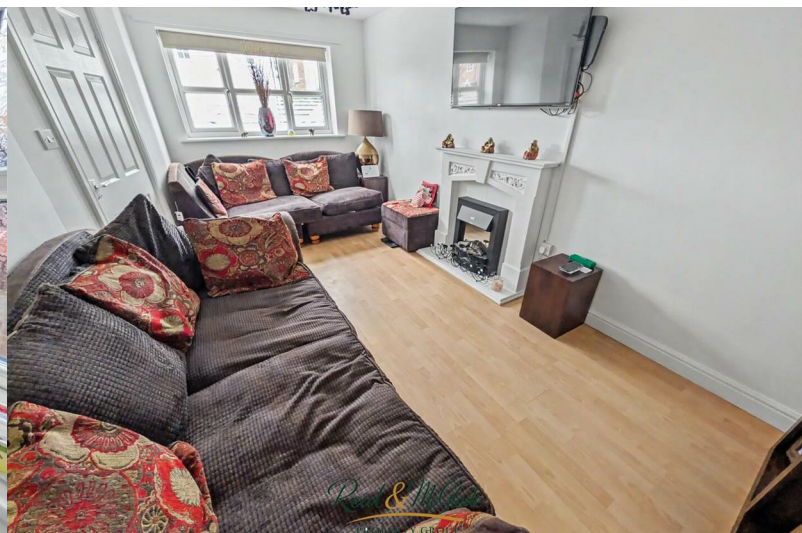
Lime House High Street

, Bagillt, CH6 6HE

£155,000

3 1 2 C





Lime House High Street

, Bagillt, CH6 6HE

£155,000







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

A Upvc door with frosted inset panels opens into

Entrance Hall
Having double panel radiator, double glazed window to the side elevation, stairs leading to the first floor elevation and door leading into:

Lounge
16'4 x 9'3 (4.98m x 2.82m)
Feature fire surround with electric fire, wood effect laminate flooring, t.v. aerial point, radiator and double glazed window to the front elevation.

Door leading into:

Kitchen
12'8 x 10'8 (3.86m x 3.25m)
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, built in four ring gas hob with extractor hood over and electric oven beneath, tiled flooring and double glazed windows to the side and rear elevation.

Utility Room
With void and plumbing for washing machine, space for fridge freezer, tiled flooring and Upvc door leading to rear garden.

W.C
Fitted with a wash hand basin and low level flush W.C. Tiled floor, frosted double glazed window to the rear elevation.

STAIRS FROM HALLWAY LEAD TO:

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

Doors giving access to

Bedroom One
12'9 x 10 (3.89m x 3.05m)
With wood effect laminate flooring, double panel radiator and two double glazed windows to the front elevation.

Bedroom Two
10'2 x 7'2 (3.1m x 2.18m)
Double panel radiator and double glazed window to the rear elevation

Bedroom Three
7'3 x 5'3 (2.21m x 1.6m)
Double panel radiator and double glazed window to the front elevation.

Family Bathroom
6'10 x 5'10 (2.08m x 1.78m)
Fitted with a three piece suite comprising walk in shower unit with electric shower, pedestal wash hand basin and low level flush w.c. Partial wall tiling, tiled flooring and heated towel rail.

Outside:
The property is approached via a driveway providing parking and leading to the front entrance. To the side a wooden gate gives access to a paved pathway leading to the enclosed rear garden that is private and has been designed with low maintenance in mind, the perfect space to enjoy the outdoors and Al Fresco dining in the warmer months.

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.

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

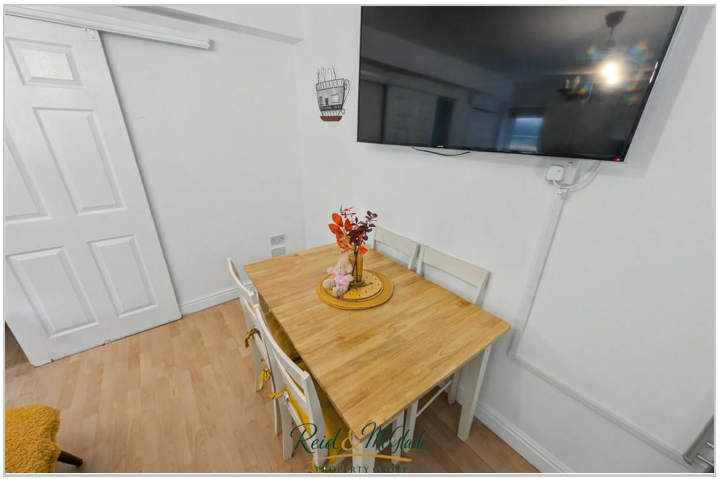
Autumn & Winter Hours
(1st November – 31st January)

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

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

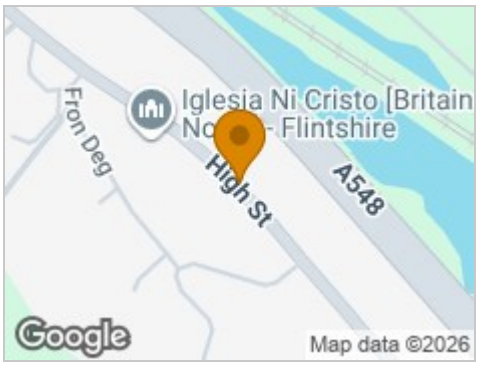








Road Map



Hybrid Map



Terrain Map

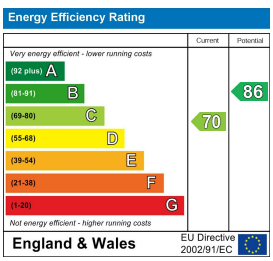


Floor Plan

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.

52 - 54 Church Street, Flint, Flintshire, CH6 5AE
Tel: 01352 762300 Email: sales@reidandmcglade.com