



## 6 Field Terrace

New Brighton Road, Bagillt, CH6 6LR

O.I.R.O £115,000



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## ACCOMMODATION COMPRISSES

Upvc double glazed entrance door leads to:

### Lounge

**12'1 x 12'0 (3.68m x 3.66m)**

Double glazed window to the front elevation, open fire place (to be checked before use), double panelled radiator, gas and electric meter, central heating thermostat and carpeted flooring.

Door leading to:

### Kitchen

**12'1 x 8'1 (3.68m x 2.46m)**

Housing a range of white wall and base units with complimentary roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, void and plumbing for washing machine, double glazed window to the rear elevation, double panelled radiator, Upvc double glazed door to rear.

Stairs leading to the first floor accommodation.

## FIRST FLOOR LANDING

Step up to:

### Bedroom One

**12'1 x 12'0 (3.68m x 3.66m)**

Double Glazed window to the front elevation, wood effect laminate flooring and double panelled radiator.

### Bathroom

**8'8 x 8'0 (2.64m x 2.44m)**

Three piece white modern suite comprising: panelled styled bath, low level flush toilet, pedestal hand wash basin, tiled surround, Upvc double glazed frosted

window to the rear elevation, stylish vinyl flooring double panelled radiator and cupboard housing wall mounted central heating combi boiler,

## OUTSIDE

To The Rear - Security light, half concrete patio area and lawned garden, bound to all sides with wood fence panelling.

Large shed to the rear measuring 4.50m (14'9) x 2.97 (9'9) having light and power provides storage.

## 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 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

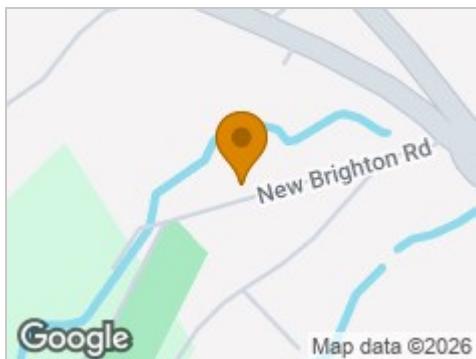
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



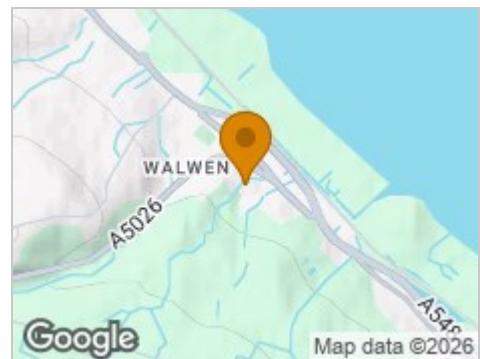
## Road Map



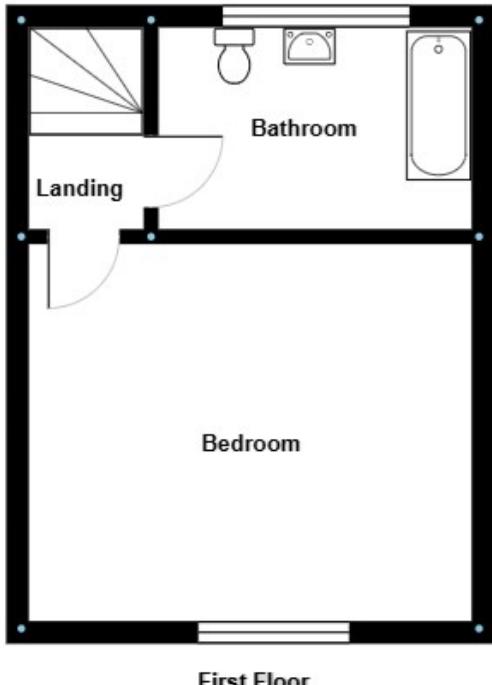
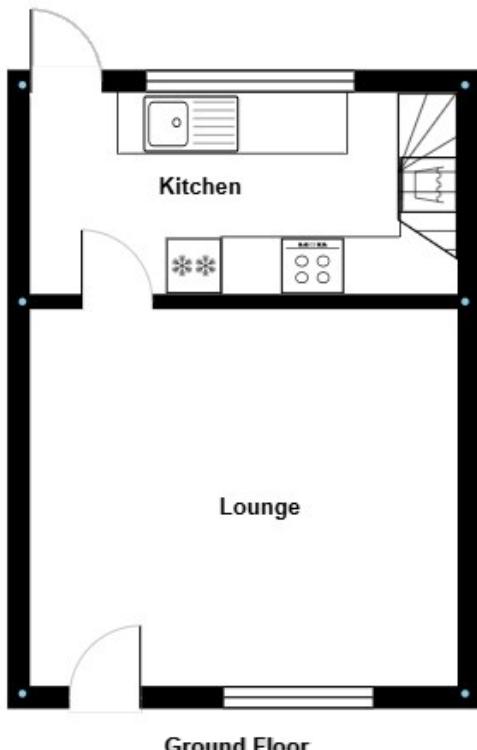
## Hybrid Map



## Terrain Map



## Floor Plan

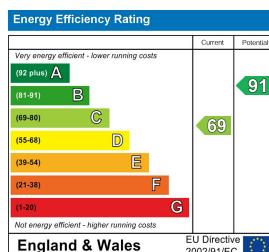


Not to scale - for display purposes only.

## 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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