



20 Woodland Drive

Flint, CH6 5RF

Offers In The Region Of £169,950



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Accommodation Comprises

Entrance Hall

Upon entering the property, you are welcomed into a spacious entrance hall with a turned staircase leading to the first-floor accommodation. The hall provides access to the main ground floor rooms and includes a radiator, sockets and a wall-mounted thermostat. There is also a useful understairs storage cupboard which houses the electric meter, main fuse and communication hub, offering practical storage and organisation.

Kitchen

The kitchen offers excellent potential for improvement and presents a great opportunity for buyers to design and install a brand-new kitchen tailored to their own style, needs and preferred layout. The kitchen is positioned to the rear of the property and currently comprises wall and base units with worktop surfaces over, along with a stainless steel sink and drainer and tiled splashbacks. There is a wall-mounted Worcester boiler, radiator and sockets, as well as a double-glazed aluminium window with external wooden framing overlooking the rear garden and a door provides direct access outside.

Living Room

The living room is a bright and spacious room featuring a large double-glazed aluminium window with external wooden framing to the front elevation allowing plenty of natural light to fill the space. The room includes an electric fireplace, TV aerial point, fibre broadband connection and sockets, creating a comfortable main living area. Double doors lead through into the dining room, allowing the two spaces to be used together or separately depending on preference.

Dining Room

The dining room sits to the rear of the property and overlooks the garden through a double-glazed aluminium window with external wooden framing. This versatile room could be used as a formal dining space, a second sitting room or even a home office and has a radiator and sockets. There may also be potential to create a more open-plan living space by reconfiguring the layout, subject to the necessary checks and permissions.

Downstairs W.C

From the hallway there is access to the downstairs W.C, which is fitted with a W.C and a built-in vanity sink unit with storage below and built-in shelving, a tiled splashback, a towel rail and a frosted double-glazed aluminium window with external wooden framing to the side elevation, allowing natural light while maintaining privacy.

First Floor Accommodation

Stairs from the entrance hall lead to the landing.

Landing

Provides access to all three bedrooms and the bathroom. The landing also benefits from additional storage space, a smoke alarm and access to the loft.

Bedroom One

A well-proportioned room positioned to the rear of the property, featuring a double-glazed aluminium window with external wooden framing overlooking the garden, along with a radiator and sockets.

Bedroom Two

Another spacious room located at the front of the property and benefits from a large double-glazed aluminium window with external wooden framing allowing plenty of natural light, along with a radiator and sockets.

Bedroom Three

Another generously sized bedroom features a double-glazed aluminium window with external wooden framing to the rear elevation, allowing plenty of natural light. The room is fitted with a radiator and sockets and benefits from a built-in cupboard with shelving, perfect for additional storage, or easily adapted with hanging rails to create a convenient wardrobe if preferred.

Bathroom

The bathroom is fitted with a three-piece suite comprising of a panelled bath with taps and shower hand attachment, pedestal wash basin and a W.C. The room features fully tiled walls, a radiator and a frosted double-glazed aluminium window with external wooden framing to the side elevation.

Garage

Up and over door, light and power, along with UPVC windows to the side and rear elevations. This space provides excellent additional storage or could be used as a workshop or secure parking.

External

Externally, the property sits on a pleasant plot with a driveway providing off-road parking for multiple vehicles, alongside a mainly lawned front garden. The gas and electricity meters are conveniently located on the exterior of the property. To the rear is a good-sized garden designed to be relatively low maintenance, with steps leading up to a paved patio area and space for planting and landscaping. The garden is enclosed by wooden panel fencing, providing privacy.

Tel: 01352 711170

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Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

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MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank

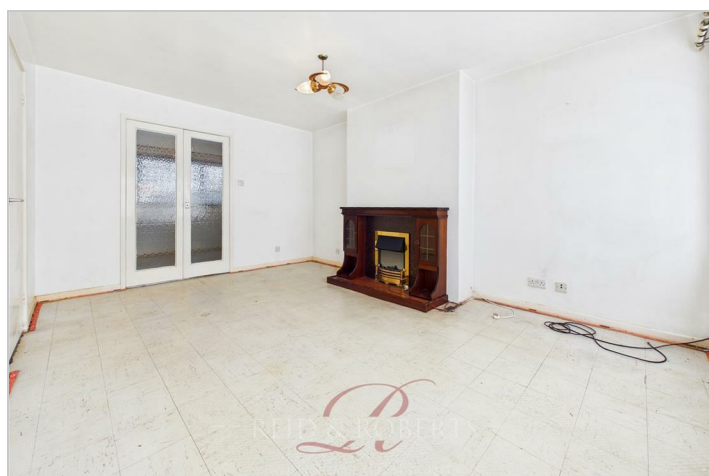
or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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Road Map



Hybrid Map



Terrain Map



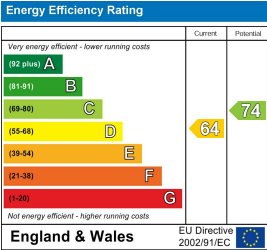
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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