



22 Northop Road  
, Flint, CH6 5LQ

Offers Over £240,000



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## Accommodation Comprising:

Steps up to Upvc double glazed composite door with frosted glazed panel and chrome fixtures opens to:

### Entrance Hall

Stairs leading to the first floor accommodation with feature leaded window to the half landing, wall mounted central heating thermostat, built in cloak cupboard, wood effect vinyl flooring and double panelled radiator.

Doors into:

### Lounge

Upvc double glazed window to the front and rear elevations, double panelled radiator, picture rail, coved ceiling and carpeted flooring.

### Kitchen/Dining Room

Open plan design housing a comprehensive range of 'Shaker' style grey wall, base and drawer units with complimentary work surfaces over, inset stainless steel sink and drainer with mixer tap over, built in electric oven with 4 ring induction hob, stainless steel splash back and extractor fan over, Upvc double glazed windows to the front and rear, void and plumbing for washing machine, space for fridge freezer, Upvc double glazed composite door opening to the rear garden and recessed spotlights.

### First Floor Accommodation

#### Landing

Loft access hatch, carpeted flooring and doors into:

#### Bedroom One

Upvc double glazed window to the front elevation,

double panelled radiator, picture rail, coved ceiling, traditional tiled fire surround and hearth with open fire grate (currently blocked) and carpeted flooring.

#### Bedroom Two

Upvc double glazed window to the front elevation, double panelled radiator, built in storage cupboard, aerial socket and carpeted flooring.

#### Bedroom Three

Upvc double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

### Bathroom

Modern white 3 piece suite comprising: Panelled 'L' shaped bath with mixer tap, shower attachment and thermostatic shower over, glazed screen, low level push flush w/c and vanity sink unit. contemporary 'Metro' splash back tiling, recessed spotlights and vinyl wood effect flooring.

### Outside

The property is approached via a spacious tarmac driveway which provides ample off road parking for several vehicles and leads to the single bay detached garage to the side.

The garden to the rear has been designed for easy maintenance with a generous composite raised patio and an area laid with artificial turf, there is a path leading to the rear entrance and access to the garage.

### To View

Strictly by prior appointment through Reid & Roberts Estate Agents.

Tel: 01352 762300

Telephone Flint 01352 762300.

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photos or a short video can be emailed on request.

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a comprehensive range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself.

We deal with a wide selection of high street Banks and Building Societies and can look for the most competitive rates around.

For more information please call 01352 762300.

Please Note: Your home may be repossessed if you do not keep up with payments

### To Make An Offer

**TO MAKE AN OFFER - PLEASE MAKE AN APPOINTMENT.**

If you are interested in offering on this property, contact our office to make an appointment.

The appointment is part of our guarantee to the seller to ensure all buyers are financially qualified and their buying position confirmed.

### Opening Hours

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

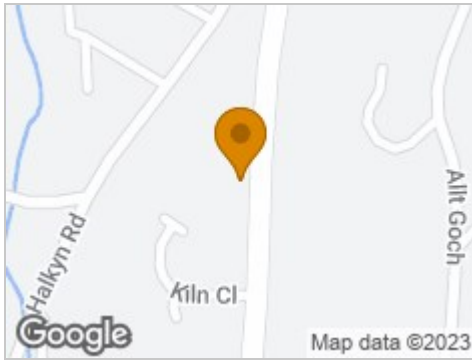
Saturday 9:00am - 4:00pm

Please Note: 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.



## Road Map



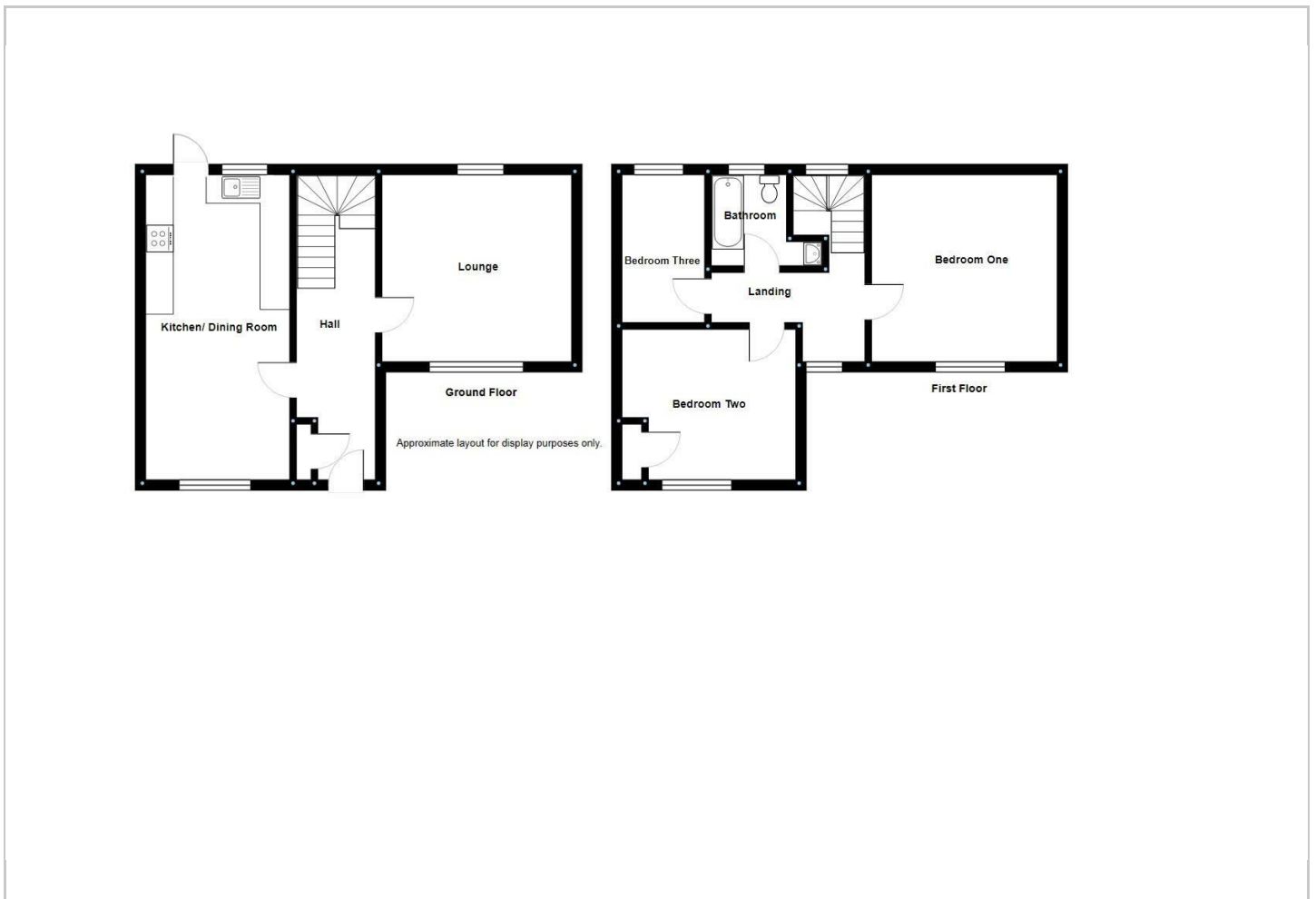
## Hybrid Map



## Terrain Map



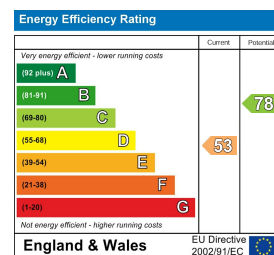
## Floor Plan



## Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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