



21 Charles Drive  
, Flint, CH6 5QF

Offers Over £170,000



# 21 Charles Drive

, Flint, CH6 5QF

Offers Over £170,000



## Accommodation Comprising

Upvc double glazed door with decorative inset panel opens to:

### Entrance Hall

Door leading into:

### Lounge

18'1" x 10'7" (5.51 x 3.23)

Upvc double glazed leaded window to the front elevation, double panelled radiator, electric fire set on a marble hearth with matching back drop and decorative white painted wooden surround, wall light points, coved and textured ceiling.

Door into:

### Inner Hallway

Loft access hatch, wall mounted thermostat and doors leading into:

### Kitchen/Dining Room

17'1" x 11'9" (5.21 x 3.58)

Housing a comprehensive range of newly fitted wall, base and drawer units with complimentary roll top work surfaces over, inset poly-carbonate sink and drainer unit with mixer tap, void and plumbing for washing machine, built in eye level oven, induction hob with glazed splash-back and feature wood effect wall covering, Upvc double glazed window to the side and front elevations, built in fridge freezer, slim line dishwasher, wood effect laminate flooring, breakfast bar with chrome upstand and double panelled radiator.

### Bedroom One

13'2" x 10'7" (4.01 x 3.23)

Upvc double glazed window to the rear elevation, single panelled radiator, fitted wardrobes with overhead storage cupboards and mirrored doors, textured and coved ceiling and wood effect laminate flooring.

### Bedroom Two

8'9" x 11'11" (2.67 x 3.63)

Upvc double glazed window to the rear elevation, single panelled radiator, textured ceiling and wood effect laminate flooring.

### Shower/ Wet Room

Upvc double glazed frosted window to the rear elevation, chrome heated towel rail, low level flush w/c, pedestal wash hand basin and newly fitted wall mounted electric shower with floor drain and anti slip flooring.

### Outside

The property is approached via double wrought iron gates which open to a printed driveway which provides ample off road parking which continues to the side and rear of the property. A pathway leads to the front entrance and a lawned area to the front with dwarf brick wall. The garden to the rear is also laid to lawn with a central printed pathway, wooden storage shed and bound to all sides with wood fence panelling.

### To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Telephone Flint 01352 762300. Do you have a house

Tel: 01352 762300

to sell? Ask a member of staff for a FREE VALUATION without obligation.

### 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

### Opening Hours

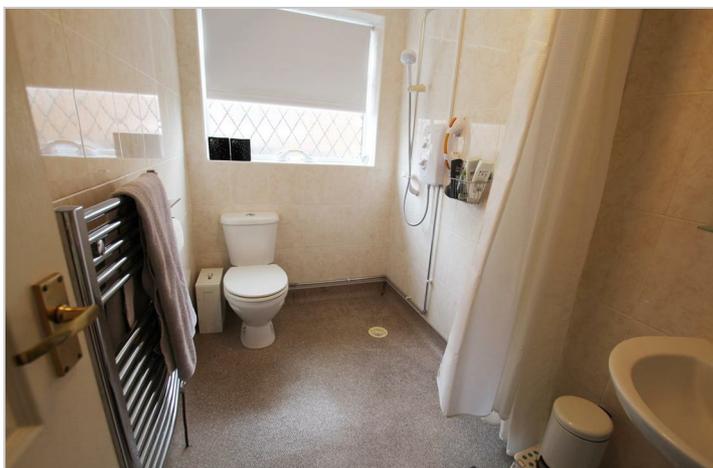
Monday - Friday 9:00am - 5:00pm

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.

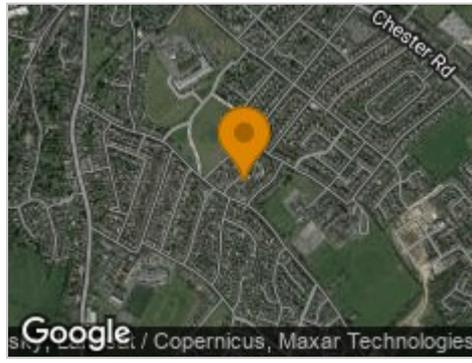
Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or 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

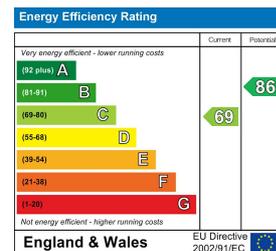


For illustration purposes only.

## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.