



12 Earl Street

Flint, Flintshire, CH6 5ER

Offers Over £119,950



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Accommodation Comprises:

UPVC double glazed door with frosted panel and overhead frosted panel opens into:

Dining Room/Sitting Room

12'2 x 11'11 (3.66m'0.61m x 3.35m'3.35m)

Upvc double glazed window to the front, Brick face fireplace with gas fire, textured ceiling, single panelled radiator.

Gas meter and electric meter.

Opening into:

Sitting Room

UPVC double glaze window to the rear elevation, brick fire surround with cast iron grate open fire, single panelled radiator, stairs leading to first floor and door into:

Kitchen

11'10 x 6'10 (3.35m'3.05m x 1.83m'3.05m)

Housing a range of base drawer and wall units with roll top work surfaces over stainless steel sink and drainer with mixer tap. Built-in stainless steel oven with a four ring gas hob and extractor, splashback tiling, void and plumbing for washing machine and dishwasher. Double panelled radiator, space for fridge freezer, UPVC double glaze window to the side elevation, vinyl flooring, textured ceiling and a doorway leading to the rear hallway.

Cupboard housing, the central heating boiler vinyl flooring, UPVC double glazed door opening to the rear garden.

Bathroom

Three-piece cream suite fitted with a panelled bath with a shower attachment and mixer tap over, pedestal wash hand basin, low-level flush WC, splash back tiling, single panel radiator, UPVC double glazed frosted window to the side elevation and vinyl flooring.

First floor accommodation

Stairs leading to the landing with doors into:

Bedroom one

12'2 x 9'10 (3.66m'0.61m x 2.74m'3.05m)

UPVC double glazed sash style windows to the front elevation. Built-in storage cupboard, textured ceiling and single panel radiator

Bedroom two

12'3 x 9'0 (3.73m x 2.74m)

UPVC sash style window to the rear elevation. Built-in storage cupboard single panel, radiator, textured ceiling.

Bedroom three

12'2 x 6'11 (3.66m'0.61m x 1.83m'3.35m)

UPVC double glazed window to the rear elevation single panel, radiator and textured ceiling

Outside

To the rear of the property is an enclosed garden housing a concrete area wooden storage shed and lawn garden with elevated beds and establish plants and bushes. Paved stepping stones and fully enclosed by wood fence panelling.

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

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.

Due to the current situation with Covid-19 we will ensure all doors are open and clients take

Tel: 01352 762300

appropriate action and follow the strict government guidelines issued.

Do you have a house 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 or to book an appointment 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.

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

Opening Hours

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

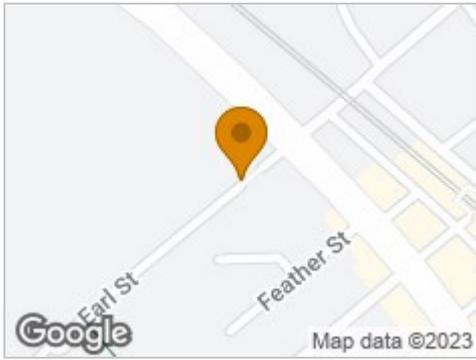
Saturday 9:00am - 4:00pm

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



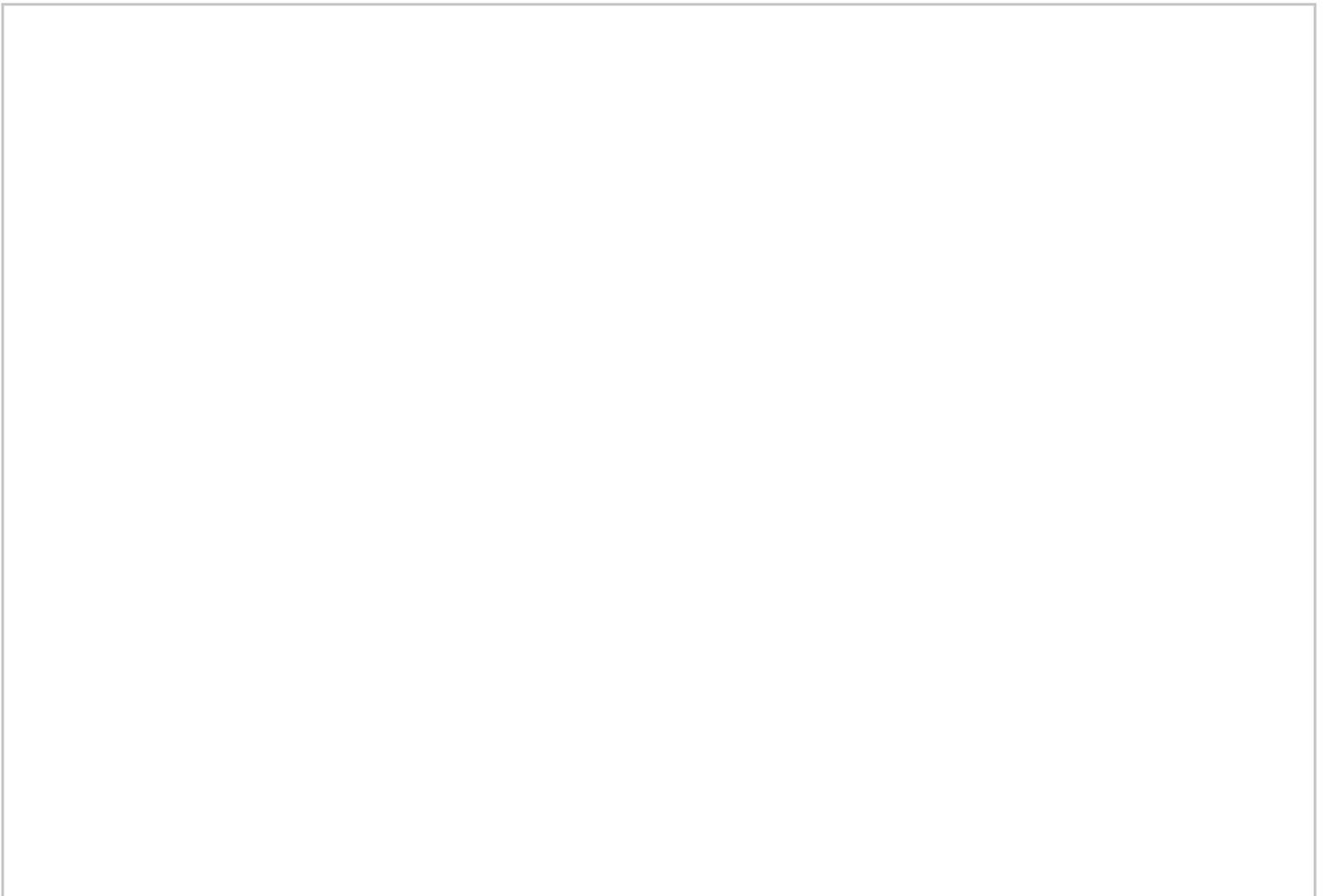
Hybrid Map



Terrain Map



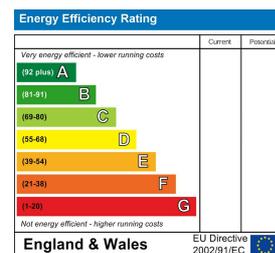
Floor Plan



Viewing

Please contact our Reid & Roberts - 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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