



## 1 Dee Cottages

Flint, CH6 5PT

Offers Over £130,000



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## Accommodation comprises:

Upvc double glazed composite door with glazed panel opens to:

### Lounge

11'9" x 11'9" (3.58 x 3.58)

Double glazed window to the front elevation, double panelled radiator, feature inset with tiled hearth and electric stove effect fire and smoke alarm.

Door into Bedroom One and opening into

### Inner Hallway

Double panelled radiator, Velux double glazed window, tiled flooring, built in overhead storage cupboard housing the electric meter.

Opening into:

### Kitchen/Breakfast Room

12'1" x 10'6" (3.68 x 3.20)

Housing a comprehensive range of wall, drawer and base units with complimentary marble effect work surfaces and breakfast bar, stainless steel 1 ½ Bowl sink unit with mixer tap over and drainer, feature 'port hole' Upvc double glazed window to the rear, Metro tiled splashback, built in appliances including: washing machine, slimline dishwasher, fridge freezer, electric oven with induction hob and extractor fan, recessed spotlights, tiled floor and Upvc double glazed French doors opening to the patio garden.

### Bedroom One

11'9" x 11'10" (3.58 x 3.61)

Upvc double glazed window to the front elevation, double panelled radiator and 'walk in' storage

cupboard housing the central heating boiler and wall mounted coat hooks.

### Second Reception Room

7'9" x 5'7" (2.36 x 1.70)

Upvc double glazed French doors opening to the rear elevation, double panelled radiator and tiled floor.

### Wet Room

Beautifully designed and spacious suite comprising a fitted wall of units incorporating a vanity wash hand basin and concealed cistern w/c with cupboard, drawers, shelving and feature mosaic tiling. Tiled walls and floor with drain, wall mounted shower, velux double glazed window and towel heater.

### Outside

To the rear of the property is a low maintenance patio garden with wooden gate opening to a communal lawned area with drying facilities.

### 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 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 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.

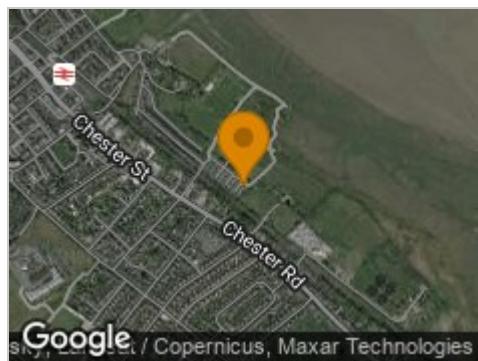
Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or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



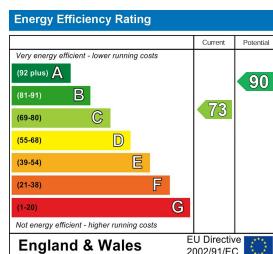
## Floor Plan



## 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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