Reid & McGlade

PROPERTY GROUP



11 Northop Road

, Flint, CH6 5LG

£240,000

3 1 2 E





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, Flint, CH6 5LG

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Accommodation Comprises:
Wooden door with glazed panel opens to:

Enclosed Porch
Double glazed window to the front elevation, quarry tiled floor and hardwood door into:

Hallway
Stairs leading to the first floor accommodation, glazed window to the front elevation, understairs storage cupboard, radiator and doors into:

Lounge
Double glazed bay window to the front elevation, double glazed window to the side, feature fireplace, two radiators, tv aerial socket and door into:

Dining Room
Double glazed window to the side and rear elevations, radiator, and door into:

Kitchen
Housing a range of wall and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, partially tiled walls, double glazed window to the rear and door to the rear porch.

W/C
Low level w/c and window to the side.

Utility
Space for appliances.

FIRST FLOOR ACCOMMODATION

Landing
Glazed window to the front elevation and doors into:

Bedroom One:
Double-glazed windows to the front and side elevations allow plenty of natural light to fill the room. The bedroom benefits from a range of modern fitted wardrobes with a matching chest of drawers, providing ample storage. Additional features include a pedestal wash hand basin, built-in storage cupboards and radiator.

Bedroom Two
Double-glazed window to the front elevation, allowing natural light into the room, and radiator.

Bedroom Three
Double-glazed windows to the side and rear elevations, providing plenty of natural light. Additional features include a pedestal wash hand basin, radiator and power points.

Bathroom
Fitted with a four-piece suite comprising a traditional cast iron bath with mixer taps and shower attachment, vanity unit incorporating a wash hand basin, low-level WC and bidet. Complemented by tiled walls, radiator and double-glazed frosted windows providing natural light and privacy.

Airing Cupboard
Wall mounted Worcester boiler, shelving and double glazed window to the rear elevation

Garage
Up and over door, power and light access.

Outside
Occupying an elevated position, the property is approached via a generous tarmacadam driveway extending to the integral garage, providing ample off-road parking.

To the front, established flower beds feature a variety of mature shrubs and flowering plants, adding colour and character to the property's frontage.

To the rear is an enclosed, low-maintenance garden, bounded by timber panelled fencing, offering a private and manageable outdoor space with scope for further enhancement.

To Arrange A Viewing
Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer
MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.





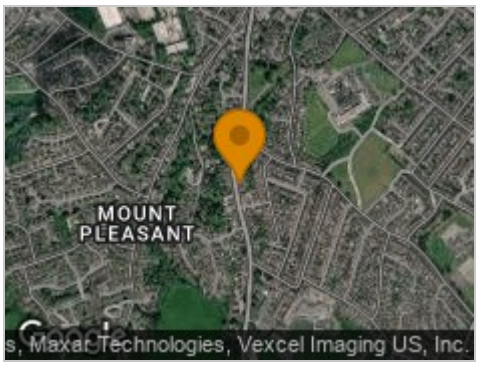




Road Map



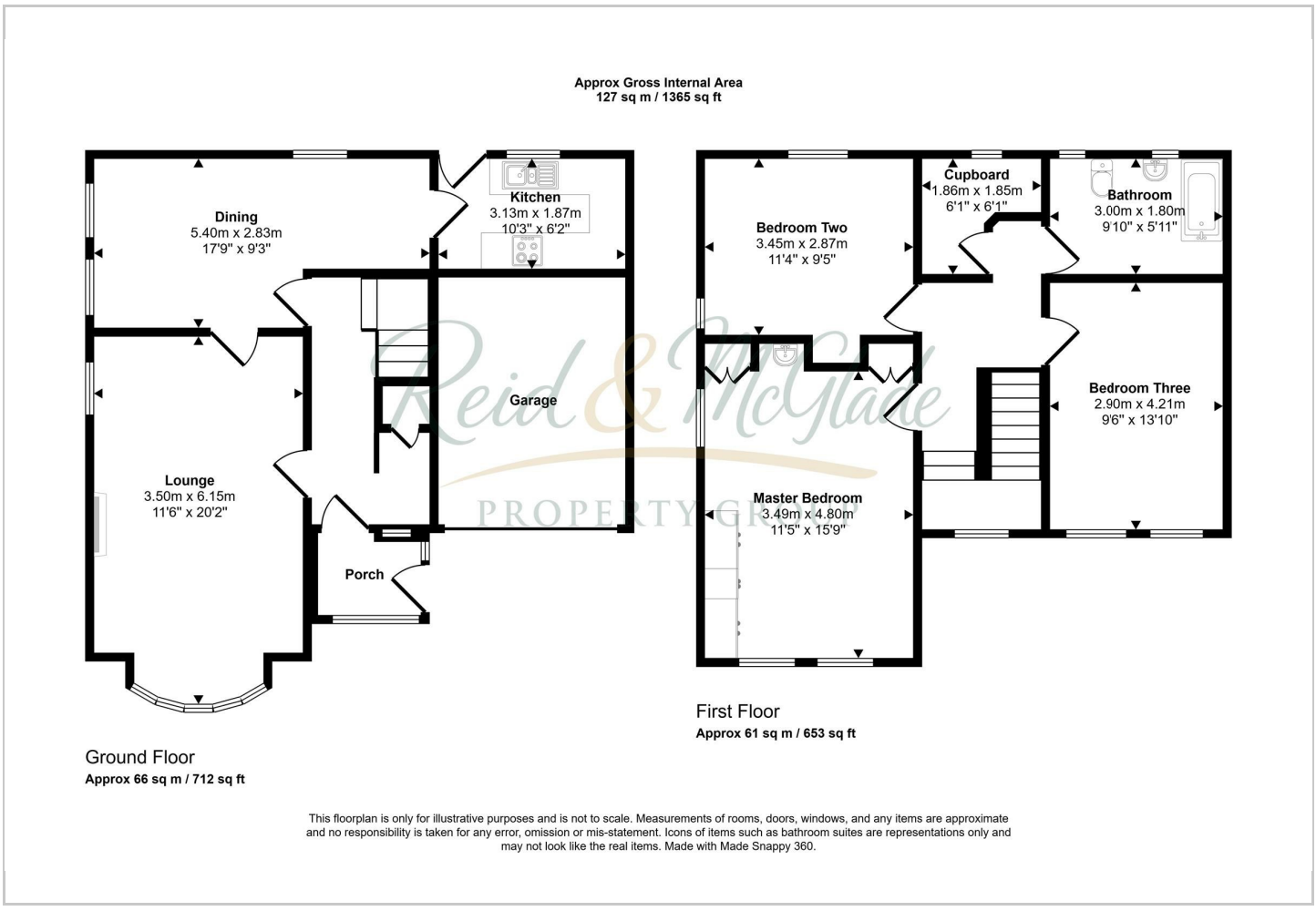
Hybrid Map



Terrain Map



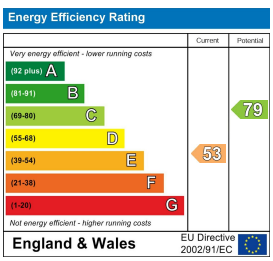
Floor Plan



Viewing

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

Energy Efficiency Graph



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