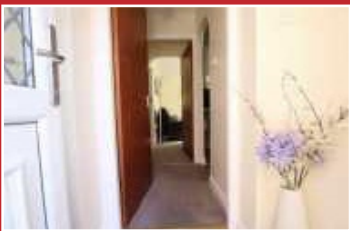


19 Atis Cross, Flint

Offers Over £175,000



- Detached Bungalow
- Cul De Sac Position
- No Onward Chain
- Recently Fitted Kitchen
- Two Bedrooms
- Driveway, Garage & Gardens
- EPC Rating: D



19 Atis Cross, Flint

This spacious and well presented Two Bed Detached Bungalow provides spacious and well presented accommodation. Located at the head of a quiet cul-de-sac in the sought after village of Oakenholt on the periphery of Flint Town.

The accommodation in brief comprises: Enclosed Porch, Entrance Hall, Lounge, Kitchen/Breakfast room, Two Bedrooms and Modern Shower room. The property has the added benefit of Gas Central Heating and Upvc Double glazing.

The property is approached via a tarmac driveway offering 'off road' parking and leading to the single bay detached garage. The garden to the front is laid to lawn with a gate to the side opening to the low maintenance paved patio garden to the rear.

Situated in the village of Oakenholt, which is a short distance from Flint Town, which offers a wide range of shops to include a retail park, recreational facilities, schools, train station, library and Historic Flint Castle. The A55 is close by and the New Bridge is within a short distance with both offering access to the main motorway networks across the North West.

**** VIEWING IS ADVISED ****

Accommodation Comprises:

White Upvc door with decorative glazed frosted panel into:

Entrance Porch

Door opening to:

Reception Hall

Doors leading into the Lounge and Kitchen.

Lounge

12'8 x 15'4 (3.86m x 4.67m)

Modern electric fire set on an ornate surround, Upvc double glazed window to the rear elevation, single panelled radiator, aerial socket, textured and coved ceiling and wall lights.

Upvc double glazed sliding patio doors leading opening to the rear garden.

Door leading into:

Kitchen

12'1 x 7'4 (3.68m x 2.24m)

Housing a comprehensive range of modern cream gloss wall, drawer and base units with complimentary roll top work surfaces, inset stainless steel sink and drainer unit with mixer tap over, splash back tiling, two double glazed windows to the side elevation, single panelled radiator, space for fridge freezer, built in electric oven with 4 ring hob and stainless steel extractor over, void and plumbing for washing machine and dish washer,

wall mounted central heating boiler, breakfast area and vinyl flooring.

Inner Hallway

Built in airing cupboard with slatted shelves and radiator, access to fully insulated and partially boarded loft.

Doors into:

Bedroom One

9'6 x 13'5 (2.90m x 4.09m)

Double glazed window to the front elevation, single panelled radiator, built in wardrobes with feature gloss and mirrored doors, aerial socket and textured ceiling.

Bedroom Two

10'7 x 7'4 (3.23m x 2.24m)

Double glazed window to the front elevation, single panelled radiator, phone point and textured ceiling.

Shower Room

Three piece suite comprising: double shower enclosure with glazed door and wall mounted electric shower over, low level flush w.c, pedestal wash hand basin, part wall tiling, shaver point, double glazed frosted window to the side elevation, single panelled radiator, textured ceiling and extractor fan.

Outside

The property is approached via a tarmac driveway providing 'Off Road' parking for a number of vehicles



19 Atis Cross, Flint

and leads to the single bay detached garage to the rear. The garden to the front is a well maintained lawn with a raised gravelled pathway to the side and the front entrance.

The private garden to the rear has been designed with easy maintenance in mind, being paved with steps down to decorative circular patio surrounded by decorative stone and raised borders housing a variety of shrubs and plants. To the rear of the garage is a further paved area ideal for storage. The garden is fully bound by wood fence panelling.

Garage

Up and over garage door with light and power access, boarded loft and courtesy door to the side .

Council Tax - Band D

Council band D

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Flint 01352 762300. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make an Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information please call 01352 762300.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Money Laundering Regulations

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Hours of Business

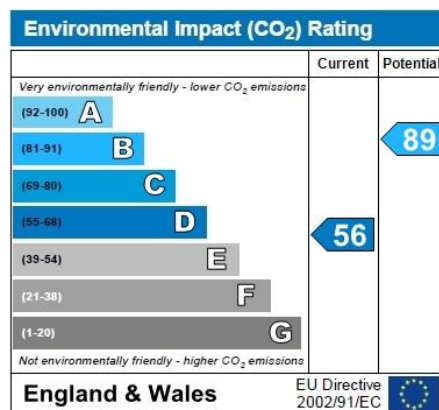
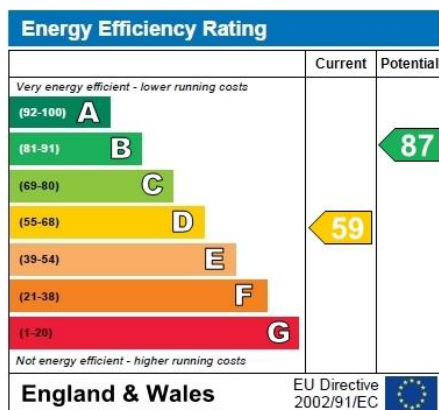
Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 4:00pm

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