

**48 Borough Grove**

**MS10735**



**FLINT**

**£139.950**

48 Borough Grove, Flint, CH6 5DR  
£139,950 **NO CHAIN** MS10735



**DESCRIPTION:** A spacious family home in a popular residential area having a large garden and a garage. The property requires a scheme of refurbishment and briefly comprises:- entrance hall, lounge, dining room, kitchen/breakfast room, three generous bedrooms separate w.c., and bathroom. Gas heating. Driveway providing parking for several cars. Established gardens.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**  
**Viewing by arrangement through Shotton Office**  
**33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182**  
Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

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**DIRECTIONS:** Turn left out of the Shotton office and proceed to Connah's Quay. After passing Coleg Cambria continue to the roundabout and take the first exit to join the by pass to Flint. Continue through Oakenholt into Flint. After passing the Spar garage on the right and just before the fish and chip shop on the left turn left into Borough Grove continue until the property is found in a cul de sac on the right hand side.

**LOCATION:** Situated in a cul de sac position close to the historic Flint Town Centre with public transport, services and shopping. Primary and secondary schools are conveniently located nearby.

**HEATING:** Gas heating with radiators.

**ENTRANCE PORCH** Double glazed front door and door to:-

**ENTRANCE HALL:** Radiator.



**LOUNGE:** 11' 5" x 10' 9" (3.48m x 3.28m) Tiled fire place with hearth.



**DINING ROOM:** 13' 4" x 11' 4" (4.06m x 3.45m) Radiator and gas fire.



**KITCHEN/BREAKFAST ROOM: 13' 4" x 6' 7" (4.06m x 2.01m) Radiator. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and wall and base units with work surface over. Electric oven and gas hob. Wall mounted gas boiler. Door to the garden.**



**STAIRS AND LANDING:** Loft access.

**BEDROOM 1:** 12' 5" x 10' 4" (3.78m x 3.15m) Radiator.



**BEDROOM 2:** 12' 11" x 10' 4" (3.94m x 3.15m) Radiator.



**BEDROOM 3:** 8' 8" x 8' (2.64m x 2.44m) A good sized third bedroom.

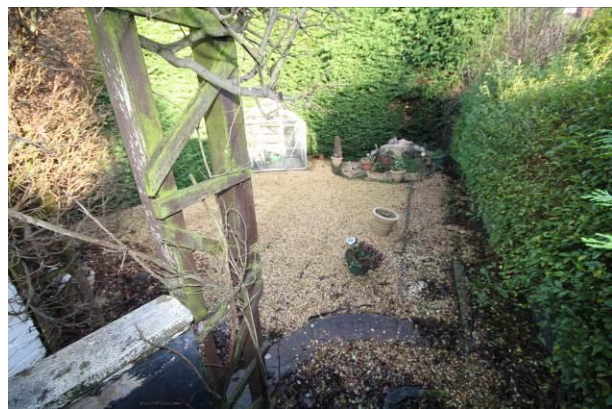





**BATHROOM/W.C.:** Radiator, wash hand basin and panelled bath with shower over.  
**SEPARATE W.C.**



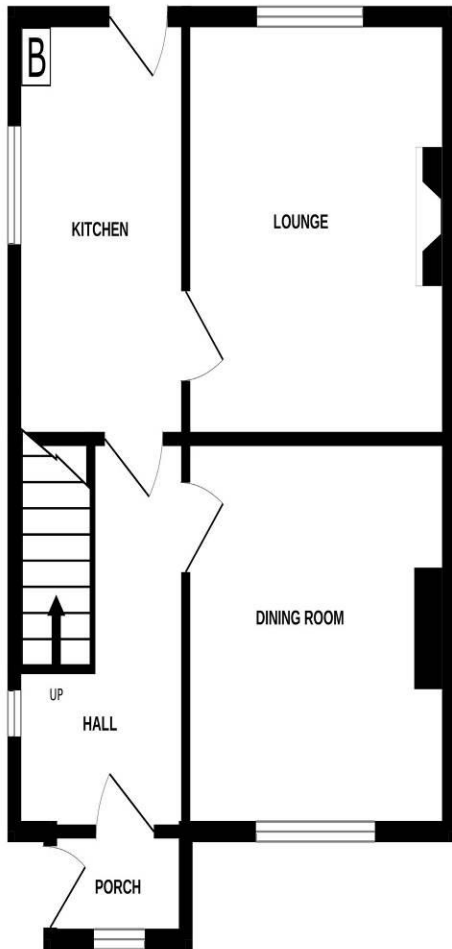
**OUTSIDE:** Decorative double gated entrance leads to the drive providing parking and leads to the garage with up and over door and has power connected. The front has coloured stones with mature hedging. A paved patio leads through a single gate to a further area ideal for alfresco dining with a gate and steps to an enclosed private space with mature hedging and coloured stones.



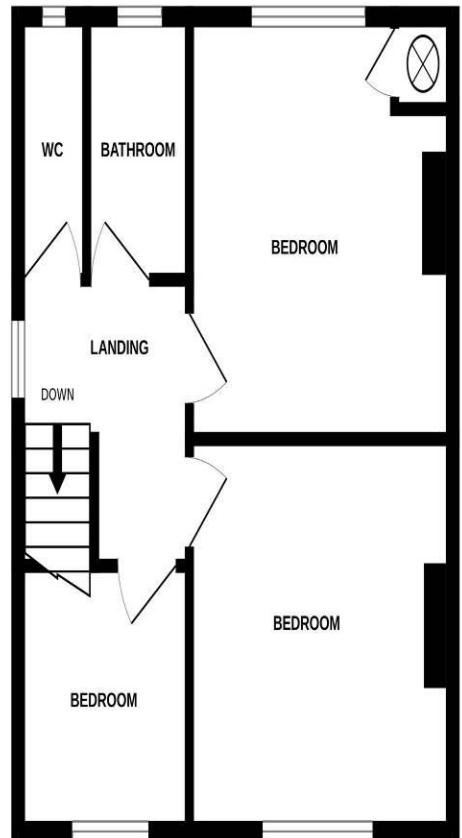
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

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

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.