

Oakley, Alltami Road, Alltami, Flintshire, CH7 6RT
 £485,000 MM10748



DESCRIPTION: This New Development of just 3 Properties is Being Developed by Parry Griffiths Homes Ltd, Award Winning Local Builders. All properties will Benefit from Oil Fired Underfloor Heating to the Ground Floor and Radiator to the First Floor with the benefit of Double Glazing. The Accommodation Comprises: Entrance Hall with Cloaks/W.C, Living Room with Patio Doors, Dining Room, Study, Fitted Kitchen, Utility, Garden Room with Patio Doors and to the First Floor there 4 Bedrooms, 2 with En-Suite and Family Bathroom/W.C, Double Garage, Parking and Gardens.

GAIL MURRAY – RESIDENT PARTNER

Viewing by arrangement through Mold Office

Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the Agents Office Turn right and proceed down Chester Street to the mini roundabout, turn left and at the main roundabout take the third exit and proceed to the traffic lights, Continue through New Brighton to the next traffic lights, continue straight ahead at the roundabout take the first to the traffic lights, Turn Right at the traffic lights and follow Alltami Road and the Development will be identified on the right hand side by the Agents For Sale Board



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
 Holywell Office: 01352 712271

LOCATION: The property is located within close proximity to major road networks which provide commuting to most major areas of employment within the vicinity and is within approximately 1 mile to Buckley and 3 miles to Mold Town Centres with the City Centre of Chester being approximately 11 miles distant with there associated amenities and facilities.

HEATING: Oil Fired Heating.

ENTRANCE HALL: Entrance door.

CLOAKROOM: Fitted with a low level w.c wash hand basin, double glazed window to front of the property.

LOUNGE: 19' 0" x 11' 8" (5.804m x 3.574m) Living room, patio doors opening onto the rear garden, double glazed window to the front and side of property.

DINING ROOM:FAMILY ROOM 10' 9" x 9' 10" (3.300m x 3.000m) Window to rear garden.

KITCHEN: 14' 2" x 9' 10" (4.343m x 3.000m) Fitted with a range of wall and base units with built in oven and hob, fridge/freezer, double glazed window to the side of the property.

UTILITY ROOM: 7' 6" x 7' 1" (2.300m x 2.169m) Door to side of the property.

STUDY: 9' 6" x 8' 8" (2.910m x 2.650m) Window to side of the property.

GARDEN ROOM: Patio doors to the rear garden.

STAIRS TO LANDING Loft access

BEDROOM 1: 12' 7" x 11' 8" (3.854m x 3.574m) Walk in storage, radiator, double glazed window overlooking the front elevation.

ENSUITE: Fitted with a bath, wash hand basin and low level w.c Radiator.

BEDROOM 2: 11' 9" x 10' 5" (3.600m x 3.187m) Radiator, double glazed window overlooking the front elevation.

ENSUITE: Fitted with a fully tiled shower cubicle, wash hand basin and low level w.c Radiator.

BEDROOM 3: 12' 11" x 9' 10" (3.950m x 3.000m) Radiator, double glazed window overlooking the rear elevation.

BEDROOM 4: 12' 1" x 9' 10" (3.693m x 3.000m) Radiator, double glazed window overlooking the rear elevation.

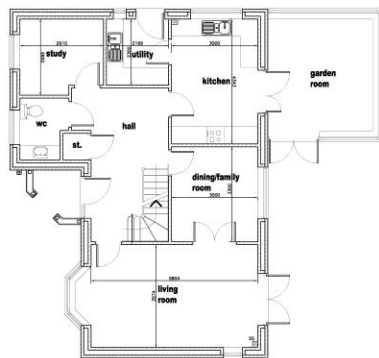
BATHROOM: Fitted with a paneled bath, pedestal wash hand basin, low level w.c. Radiator, double glazed window.

GARAGE: Double, with electric door.

OUTSIDE: The properties all have parking, and lawned gardens with implement store.



TYPE A - PLOT 1



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

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

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