

Leadbrook Drive, Oakenholt , Flint, CH6 5ST  
Offers above £185,000      MS10041



**DESCRIPTION:** A period semi detached house with lovely views over the surrounding area and Dee Estuary. A much larger than standard garden. Ideal for a family the property comprises:- entrance hall, lounge, dining room, modern fitted kitchen, three bedrooms and bathroom. Gas heating and double glazing. Extensive gardens to the front, side and rear. Driveway and double garage. **VIEWING RECOMMENDED.**

---

**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-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

---

**DIRECTIONS:** Turn left out of the Shotton Office and proceed through Connah's Quay passing Coleg Cambria on the left hand side, continue to the roundabout taking the first exit to join the by pass to Flint. Continue into Oakenholt and once off the by pass proceed until Leadbrook Drive will be seen on the left hand side and the property will be seen further along on the left.



---

**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:** Situated on the fringes of Oakenholt being convenient for the road network for Chester and Liverpool. Local shopping and services available in the historic market town of Flint.

**HEATING:** Gas heating with radiators.

**ENTRANCE PORCH** Double glazed doors and tiled floor.

**ENTRANCE HALL:** Radiator.

**CLOAKROOM:** Double glazed window, w.c., wash hand basin, tiled floor and storage cupboard.

**LOUNGE:** 11' 8" x 10' 9" (3.56m x 3.28m) Radiator and double glazed window. Living flame gas fire with tiled fireplace.



**DINING ROOM:** 14' 2" x 11' 9" (4.32m x 3.58m) Radiator and double glazed window. Gas fire with tiled fireplace.



**KITCHEN:** 13' 1" x 6' 7" (3.99m x 2.01m) Radiator and double glazed window. Single sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob. Complimentary tiling. Door to the garden.



**BEDROOM 1:** 13' 4" x 9' 9" (4.06m x 2.97m) Radiator and double glazed window. Fantastic views. Built in storage.



**BEDROOM 2:** 12' 6" x 10' 6" (3.81m x 3.2m) Radiator and double glazed window. Built in storage.



**BEDROOM 3:** 7' 3" x 6' 9" (2.21m x 2.06m) Radiator and double glazed window.

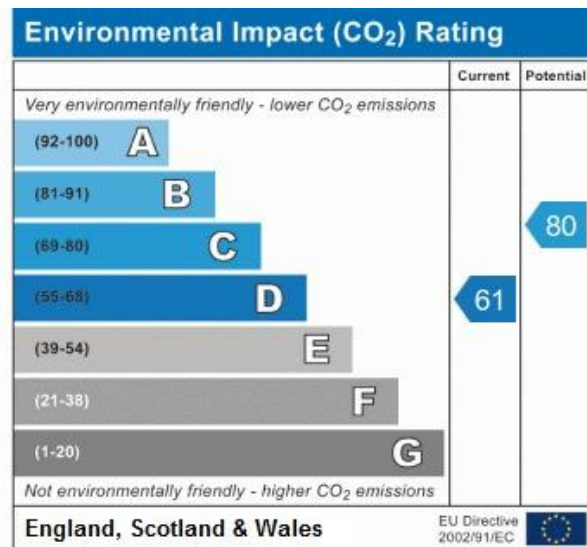
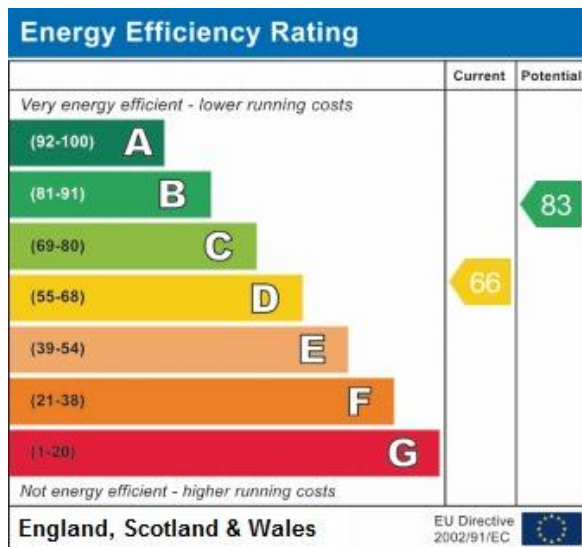
**BATHROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and corner shower cubicle. Wall panels.



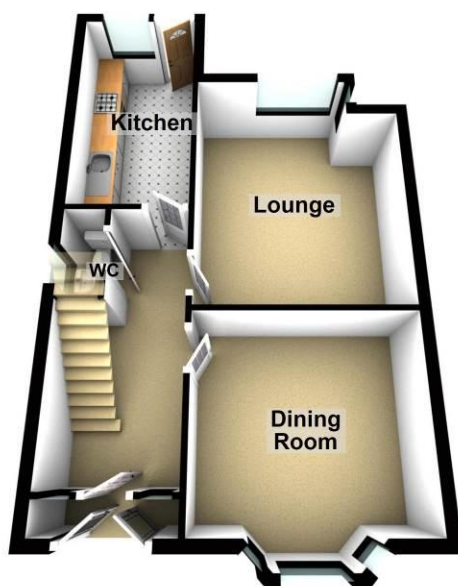
**OUTSIDE:** One of the reasons to buy this property is the large garden which has mature hedging with extensive lawn gardens with central pond. and established plants, shrubs and heather beds. Driveway for several cars and large double garage 17'7 X 15'8 Low maintenance area hard landscaping. Utility building 9'12 X 9 housing the gas boiler, plumbing for an automatic washing machine and single sink unit..







Ground Floor



First Floor



**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