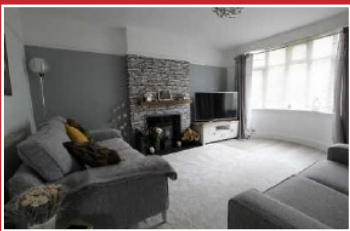
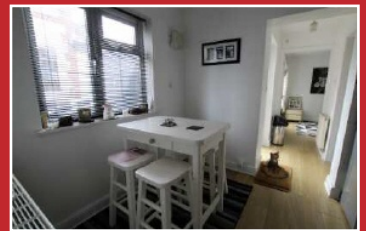


48 Kings Avenue, Flint

Offers Over £165,000



- SEMI DETACHED HOUSE
- WELL PRESENTED
- EXTENDED TO REAR
- 3/4 BEDROOMS
- CLOAKROOM W/C
- FAMILY BATHROOM
- MODERN KITCHEN
- VIEWING ADVISED



## 48 Kings Avenue, Flint

We are delighted to offer For Sale the above property being an Extended 3/4 Bed Semi Detached House situated in a popular residential area in Flint. The property provides well maintained and beautifully presented accommodation and benefits from Gas Central Heating, Upvc Double Glazing and No Onward Chain.

The spacious and versatile accommodation in brief comprises: Entrance Hall, Kitchen/Diner, Utility Room with W/C and Sitting Room/Bedroom 4. To the first floor there is a landing giving access to Three Bedrooms and a Family Bathroom.

The property is approached via red brick wall with opening to a block paved driveway which provides ample parking to the front and side of the property. The garden to the rear is mainly laid with artificial lawn with a concrete patio area and bound to all sides with wood fence panelling.

### Accommodation Comprises:

Upvc coloured composite door with featured inset opens to:

#### Entrance Hall

Stairs leading to the first floor accommodation, single panelled radiator and door into:

#### Lounge

12'11 x 15' (3.94m x 4.57m)

Upvc double glazed bay window to the front elevation with traditional pelmet, double panelled radiator, picture rail, inset cast iron multi fuel burner set on a slate hearth with decorative surround, wall scone, understairs storage cupboard housing the central heating boiler and wood effect laminate flooring.

Door into:

#### Kitchen/Diner

16'11 x 7'6 (5.16m x 2.29m)

Housing a comprehensive range of wall, drawer and base units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, Upvc

double glazed window to the rear elevation, space for fridge freezer, void and plumbing for slim line dishwasher, stainless steel built in oven with 4 ring gas hob over, tiled splash back and stainless steel extractor hood, dining area with Upvc double glazed window to the side elevation and wood effect laminate flooring.

#### Inner Hallway

Wood effect laminate flooring, Upvc double glazed door opening to the rear garden and doors into;

#### Utility/ W/C

8'9 x 5'6 (2.67m x 1.68m)

Two piece suite comprising: Low level flush w/c and wall mounted wash hand basin with splash back tiling, void and plumbing for washing machine, loft access hatch and wood effect laminate flooring.

#### Sitting Room/Bedroom 4

9'8 x 8'9 (2.95m x 2.67m)

Upvc double glazed window to the rear elevation, double panelled radiator and





## 48 Kings Avenue, Flint

wood effect laminate flooring.

### First Floor Accommodation

#### Landing

Single glazed panelled frosted window to the side elevation, loft access hatch and doors leading into:

#### Bedroom One

11'9 x 10 (3.58m x 3.05m)

Upvc double glazed bay window to the front elevation and double panelled radiator.

#### Bedroom Two

11' x 8'9 (3.35m x 2.67m)

Upvc double glazed window to the rear elevation and double panelled radiator.

#### Bedroom Three

7'9 x 7'7 (2.36m x 2.31m)

Upvc double glazed window to the rear elevation and double panelled radiator.

#### Bathroom

Three piece modern white comprising: Panelled bath with mixer tap and shower attachment over, glazed screen, low level push flush w/c and pedestal wash hand basin, splash back tiling, Upvc double glazed frosted window to the side elevation, heated chrome towel heater and tiled flooring.

#### Outside

The property is approached via red brick wall with opening to a block paved driveway which provides ample parking to the front and side of the property.

The garden to the rear is mainly laid with artificial lawn with a concrete patio area and bound to all sides with wood fence panelling.

### To Arrange A Viewing

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photos or a short video can be emailed on request.

Due to the current situation with Covid-19 we will ensure all doors are open and clients take appropriate action and follow the strict government guidelines issued.

A 'Property Viewing Health Disclosure Declaration' may be required to be signed to ensure the safety of staff and viewers.

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a comprehensive range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself.

We deal with a wide selection of high street Banks and Building Societies and can look for the most competitive rates around.

For more information please call 01352 762300.

Please Note: Your home may be repossessed if you do not keep up with payments

### To Make An Offer















## 48 Kings Avenue, Flint

TO MAKE AN OFFER - PLEASE MAKE AN APPOINTMENT.

If you are interested in offering on this property, contact our office to make an appointment.

The appointment is part of our guarantee to the seller to ensure all buyers are financially qualified and their buying position confirmed.

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

### Opening Hours

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact,

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