



46 Queens Avenue

Flint, Flintshire, CH6 5JW

£145,000



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Accommodation Comprising:

Overhead canopy porch, step up to uPVC double glazed door opening into:

Entrance Hall:

Stairs leading to first floor accommodation, wood effect laminate flooring, textured ceiling.

Doors into:

Lounge:

11'6 x 11'6 (3.51m x 3.51m)

Upvc double glazed bay window to the front elevation, textured ceiling, single panelled radiator and wood effect laminate flooring,

Dining Room:

11'11 x 10'4 (3.63m x 3.15m)

Upvc double glazed window to the rear elevation, brick fireplace, wood effect laminate flooring and textured ceiling,

Kitchen:

Housing a range of wall, drawer and base units with complementary roll top work surfaces over, Upvc double glazed windows to the side and rear elevations, wood effect laminate flooring, space for fridge, freezer and washing machine, space for free standing cooker, splashback tiling and textured ceiling.

First floor accommodation:

Landing:

Doors into:

Bedroom One:

11'9 x 10'6 (3.58m x 3.20m)

Upvc double glazed bay window to the front elevation, picture rail, textured ceiling, wood effect laminate flooring and double panelled radiator.

Bedroom Two:

12'0 x 10'5 (3.66m x 3.18m)

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

Bedroom Three:

7'5 x 6'4 (2.26m x 1.93m)

Upvc double glazed window to the front elevation, wood effect laminate flooring and double panelled radiator.

Family Bathroom:

Comprising of a white 3 piece suite to include: a low level flush w.c, pedestal hand wash basin with splashback tiling, panelled bath with chrome mixer tap over and shower fitting, frosted uPVC double glazed windows to the side and rear elevation, loft access hatch, double panelled radiator, vinyl flooring, and a storage cupboard.

Outside:

An open driveway to the front of the property provides 'off road parking', to the side elevation of the property there is a wooden gate which provides access into the rear. A brick built outbuilding is situated in the back garden, with a uPVC double glazed door and a uPVC double glazed window to the front and side.

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

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

Tel: 01352 762300

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

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

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

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

Disclaimer

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 but must satisfy themselves by inspection or otherwise as to their accuracy.

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

Opening Hours

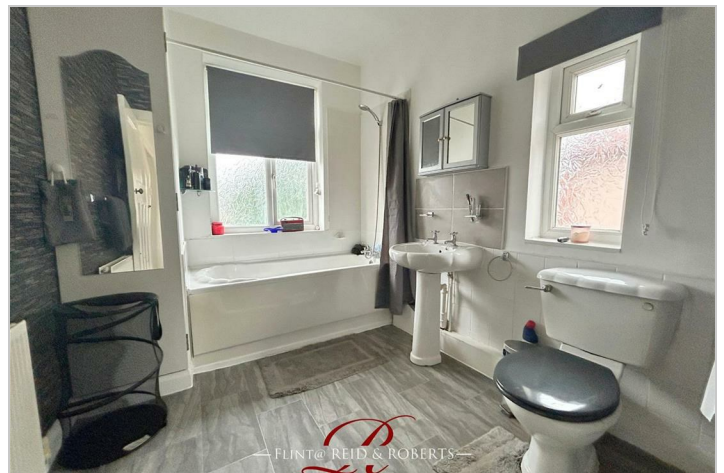
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



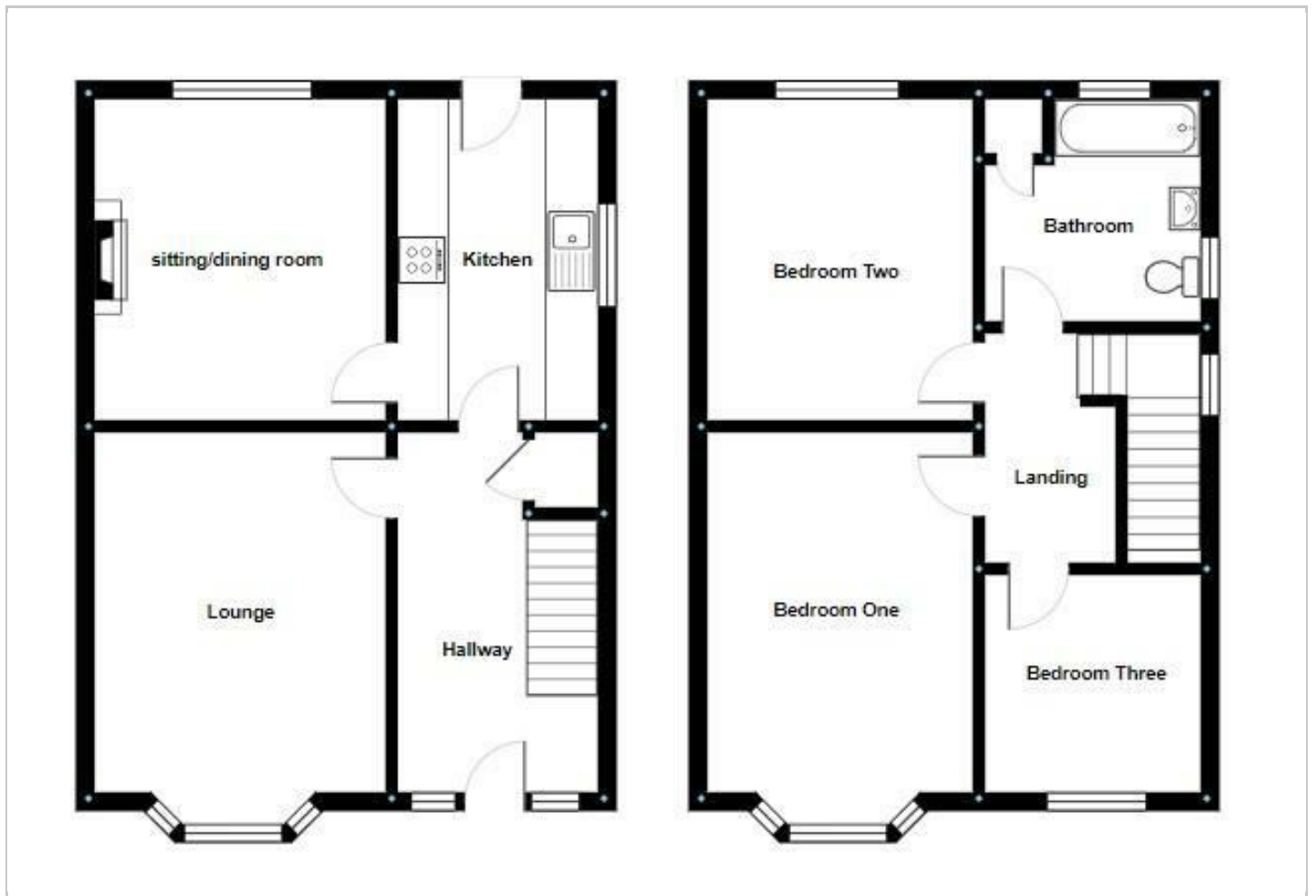
Hybrid Map



Terrain Map



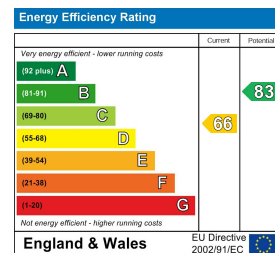
Floor Plan



Viewing

Please contact our Flint at Reid & Roberts Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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