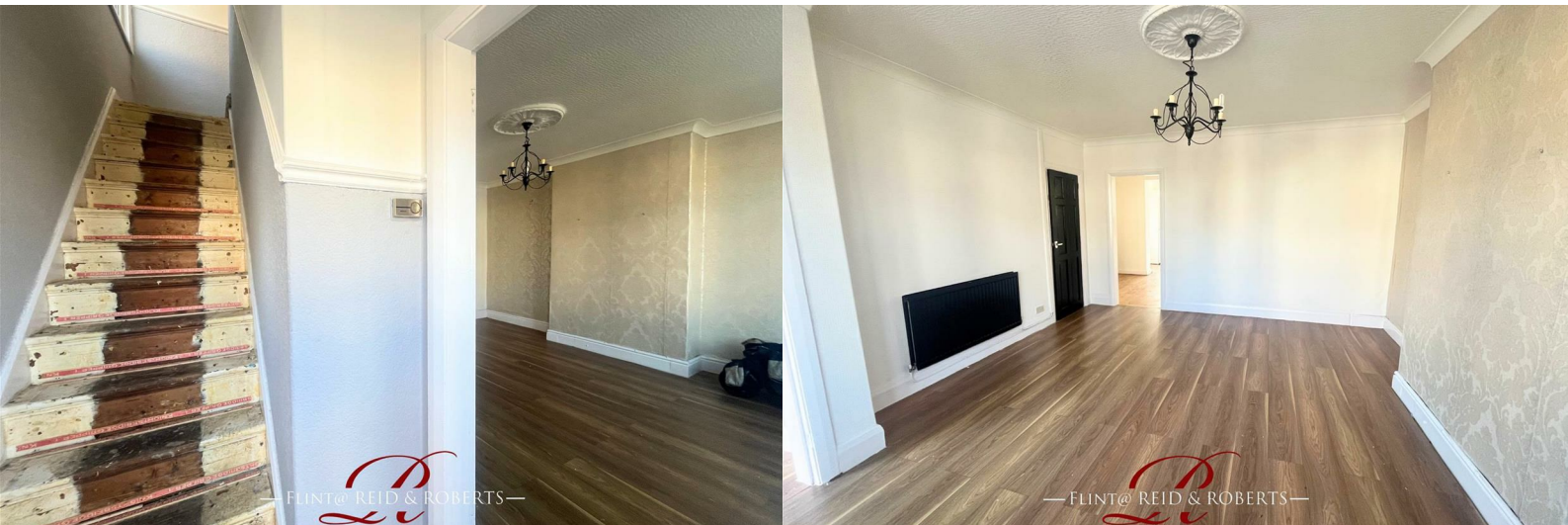




45 Queens Avenue  
, Flint, CH6 5JN

Offers Over £140,000



# 45 Queens Avenue

, Flint, CH6 5JN

**Offers Over £140,000**



## Accommodation Comprises:

Step up to Upvc Double Glazed front door opening into:

### Entrance Hall:

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

### Lounge:

**14'10 x 14'5 (4.52m x 4.39m )**

Upvc double glazed window to the front elevation, textured and coved ceiling, wood effect laminate flooring, radiator, under stairs storage cupboard housing the boiler, door into:

### Kitchen/Dining Room

**16'5 x 11'9 (5.00m x 3.58m)**

The extended kitchen houses a comprehensive range of wall, drawer and base units, with roll top work surfaces over, 1 1/2 bowl stainless steel sink and drainer unit, splashback tiling, wood effect laminate flooring, space for free standing cooker, stainless steel extractor fan, void and plumbing for washing machine, single panelled radiator, upvc double glazed window to the side and rear elevation and upvc door to the side elevation, door into:

### Bathroom

comprising a low level flush w.c, panelled bath with electric shower over and glazed shower screen, hand wash basin, aqua boarding, extractor fan, upvc frosted window to the rear elevation.

### First Floor Accommodation:

Stairs up to:

### Landing:

Frosted window to the side elevation, loft access, dado rail, doors into:

### Bedroom One:

**13'10 x 11'7 (4.22m x 3.53m)**

Upvc double glazed bay window to the front elevation, textured ceiling, picture rail, storage.

### Bedroom Two:

**11'2 x 8'7 (3.40m x 2.62m )**

Double glazed upvc window to the rear, picture rail, single panelled radiator, storage cupboard.

### Bedroom Three:

**7'11 x 7'11 (2.41m x 2.41m )**

Upvc double glazed window to the rear, single panelled radiator,

### Outside:

The property is approached by a low maintenance stoned drive way which provides off road parking, a paved pathway leading to the front door. The garden to the rear is low maintenance with decorative stones, a raised decking area and artificial turf bound by wooden fencing.

### 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.

**Tel: 01352 762300**



## 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.

## 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.

## 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

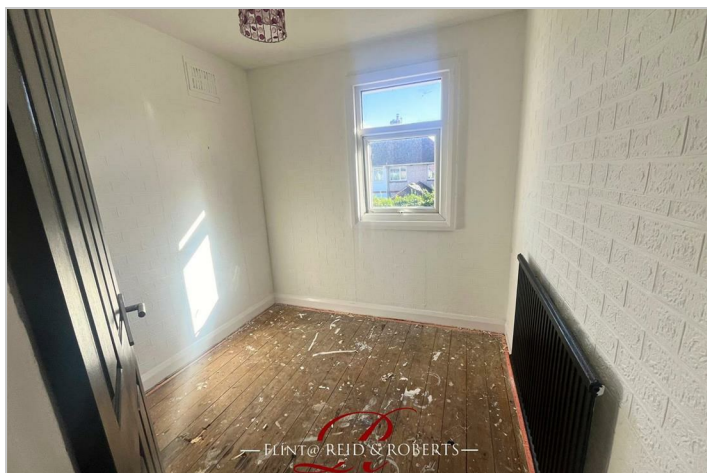
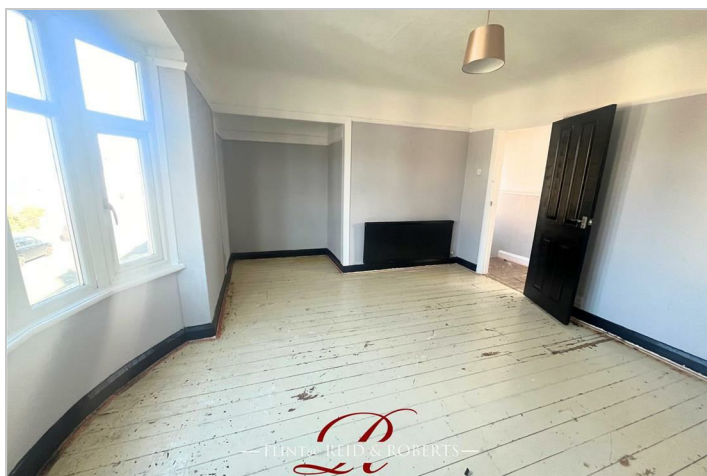
## To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

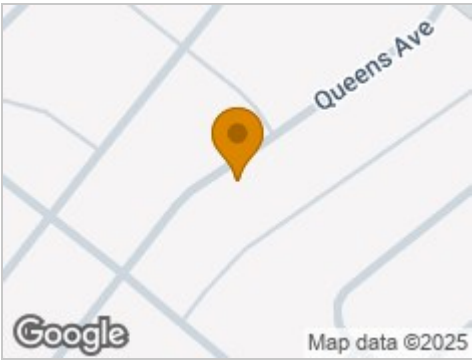
Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

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.

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



Road Map



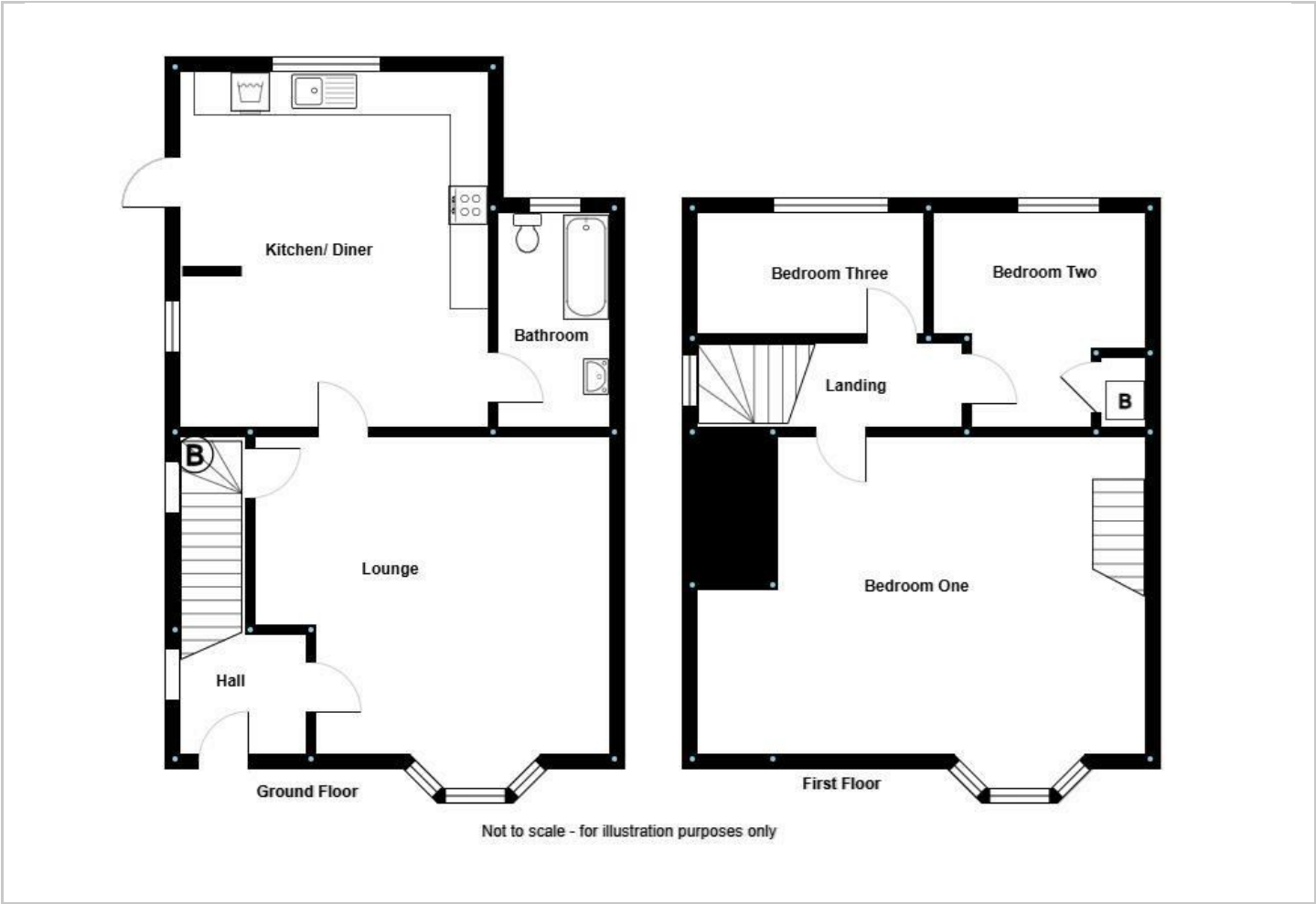
Hybrid Map



Terrain Map



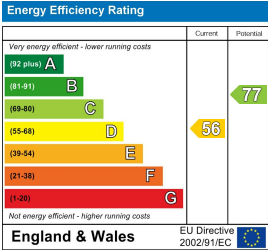
Floor Plan



Viewing

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

Energy Efficiency Graph



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