



83 Queens Avenue
, Flint, CH6 5JP

Offers In The Region Of £145,000



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Accommodation Comprises:

Upvc double glazed door with glazed panel opens to:

Entrance Hall

Stairs leading to the first floor accommodation, smoke alarm and door into:

Lounge

13'11 x 13'6

Upvc double glazed window to the front elevation, double panelled radiator and door leading into:

Kitchen/Diner

16'10 x 8'6 (5.13m x 2.59m)

Housing a range of wall, base and drawer units with roll top work surfaces over, inset stainless steel sink and drainer with mixer tap over, splash back tiling, tiled floor, Upvc double glazed window and door to the side elevation, under stairs storage cupboard, wall mounted gas central heating boiler and double panelled radiator and Upvc double glazed French doors in the dining area leading to the rear garden.

First Floor Accommodation

Landing

Loft access hatch, Upvc double glazed window to the side elevation, smoke alarm and Balustrade.

Doors into:

Bedroom One

11'7 x 9'7 (3.53m x 2.92m)

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

Bedroom Two

10'10 x 9' (3.30m x 2.74m)

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

Bedroom Three

7' x 5'2 (2.13m x 1.57m)

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

Bathroom

Three piece white suite comprising: Panelled bath with wall mounted electric shower over, pedestal wash hand basin and low level flush w/c. Partial wall tiling, Upvc double glazed frosted window to the rear elevation and double panelled radiator.

Outside

The property is approached via a concrete driveway to the side which provides off road parking and continues to the side of the property.

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

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 be emailed on request.

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

Tel: 01352 762300

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

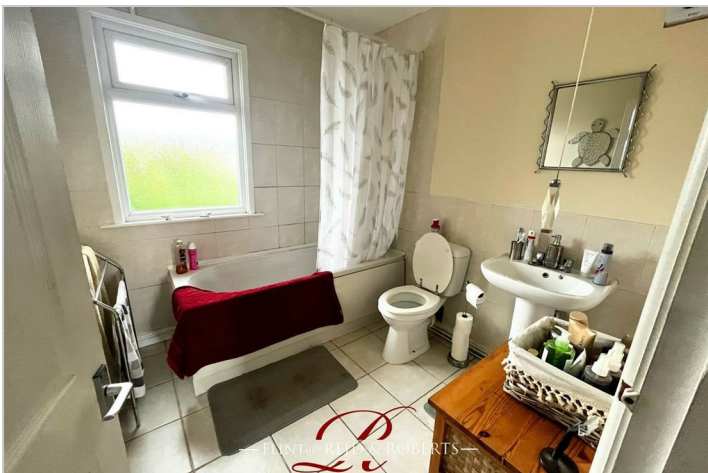
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

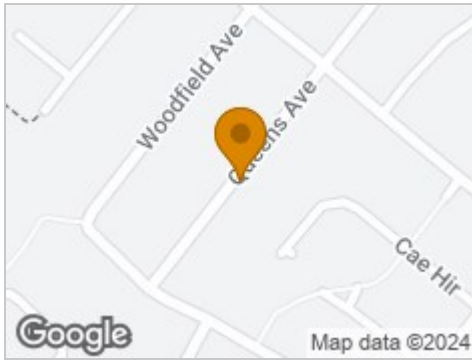
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



Hybrid Map



Terrain Map



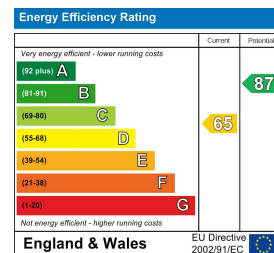
Floor Plan



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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