



7 Brushwood Avenue

, Flint, CH6 5TY

Offers Over £175,000



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ACCOMMODATION COMPRISES

Overhead canopy porch, Upvc door with decorative, frosted inset and matching side panel leads into:

Entrance Hall

Stairs leading to the first floor accommodation, wood laminate flooring, single panelled radiator and wooden door with glazed panel leads into:

Lounge

13'5" x 12'3" (4.09 x 3.73)

Decorative electric fire set on a marble effect hearth with matching side slips with a wooden fire surround, t.v.aerial point, wood effect laminate flooring, textured ceiling, double panel radiator and double glazed window to the front elevation.

Archway opening into:

Dining Room

10'2" x 7'7" (3.10 x 2.31)

With textured ceiling, wood effect laminate flooring, radiator, double glazed patio door leading into conservatory and door into:

Kitchen

9'9" x 7'7" (2.97 x 2.31)

Fitted with a comprehensive range of modern cream gloss, wall and base units with complimentary work surfaces over, one and a half bowl sink unit with drainer, mixer tap over, splash back wall tiling, built in four ring gas hob with electric oven beneath and extractor hood over, integral appliances including dishwasher, washing machine and fridge. Tiled flooring, double panel radiator and opening into:

Conservatory

15'3" x 9'2" (4.65 x 2.79)

With tiled flooring and double glazed 'French' doors leading to rear garden.

FIRST FLOOR ACCOMMODATION

Landing

Giving access to all bedrooms and bathroom, double glazed window to the side elevation.

Bedroom One

14'5" x 8'6" (4.39 x 2.59)

With single panel radiator and double glazed window to the front elevation.

Bedroom Two

9'5" x 8'6" (2.87 x 2.59)

With single panel radiator and double glazed window to the rear elevation.

Bedroom Three

9'8" (max) x 6'8" (2.95 (max) x 2.03)

With built in over stairs storage cupboard, single panel radiator and double glazed window to the front elevation.

Family Bathroom

Fitted with a three piece suite comprising panelled 'Jacuzzi' bath with electric shower over, pedestal wash hand basin and low level flush w.c. Heated towel rail, tiled floor, tiled walls and frosted double glazed window to the rear elevation.

Outside

The property is approached via a block paved driveway providing 'Off Road' parking and leads to the front entrance. There is also a lawned garden area with hedgerow and brick wall borders. To the side a wooden gate gives access to the rear garden. Designed with low maintenance in mind the garden is fully paved and bound by wood panelled fencing. There is also a wooden shed with power to it.

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

Tel: 01352 762300

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.

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

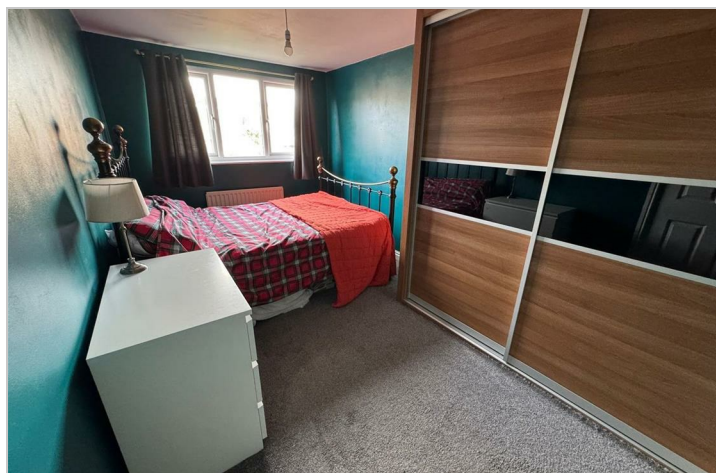
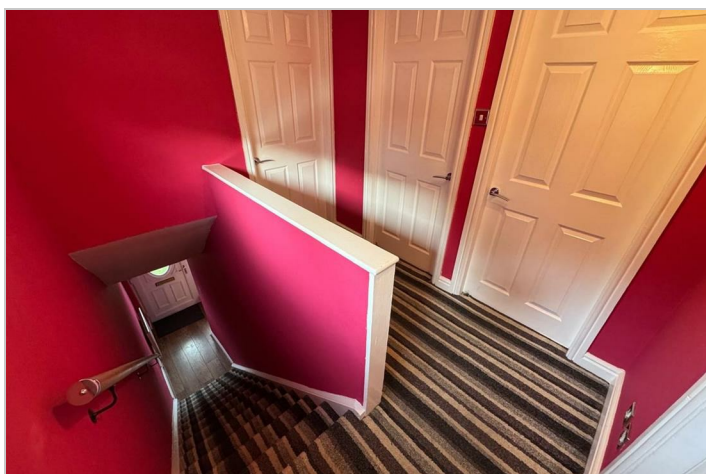
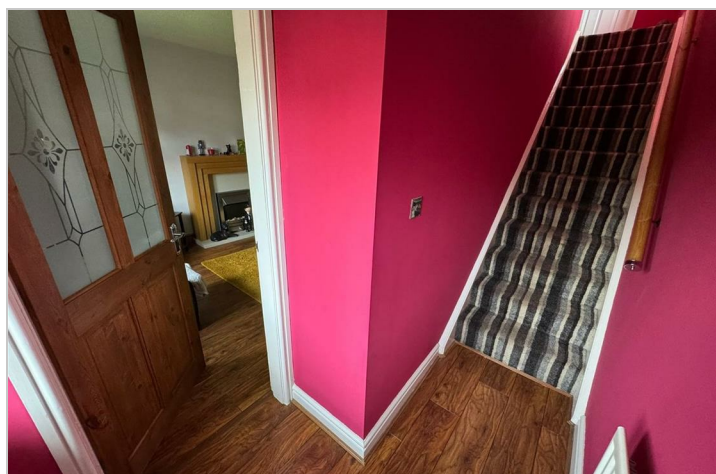
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



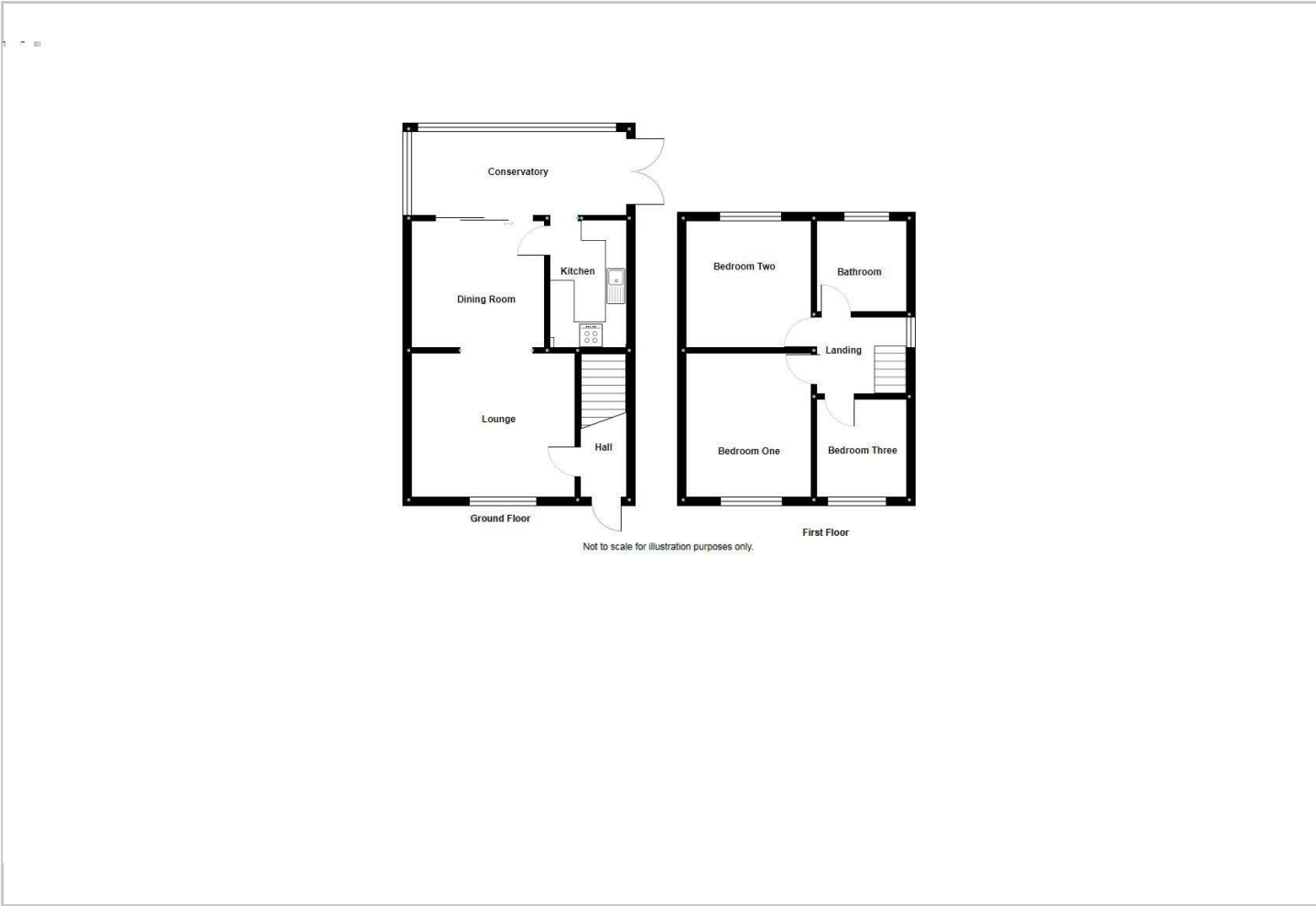
Hybrid Map



Terrain Map



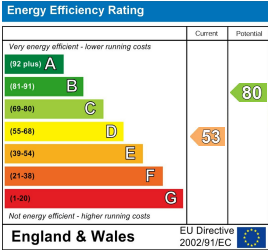
Floor Plan



Viewing

Please contact our Flint 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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