



60 Queens Avenue

Flint, Flintshire, CH6 5JP

O.I.R.O £160,000



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ACCOMODATION COMPRISES:

The property is approached via a driveway with steps leading up to a white Upvc double glazed door with decorative leaded unit which opens to:

ENTRANCE HALL

Upvc double glazed frosted window to the side elevation, double panelled radiator, phone point, smoke alarm and stairs leading to the first floor accommodation.

Door into:

LOUNGE

16'5" x 13'9" (5.00 x 4.19)

Upvc double glazed bay window to the front elevation, double panelled radiator, aerial socket, textured and covered ceiling, wooden and marble effect fire surround dado rail, two wall light points and under stairs storage cupboard with Upvc double glazed window to the side elevation, Baxi wall mounted central heating boiler and utility meters.

Door leads into:

DINING ROOM:

11'8" x 7'6" (3.56 x 2.29)

Upvc double glazed window to the side elevation, double panelled radiator, textured and covered ceiling, built-in storage cupboard with fitted shelves and dado rail.

Door through to:

KITCHEN/BREAKFAST ROOM:

12'7" x 12'2" (3.84 x 3.71)

Housing a comprehensive range of wall, drawer and base units with roll top work surfaces over, stainless steel one and a half bowl sink and drainer with mixer taps over, partially tiled walls, four ring gas hob with ceiling fitted extractor fan and built in electric oven beneath, Upvc double glazed windows to the side and rear elevations, single panelled radiator, wood effect laminate flooring and Upvc double glazed frosted door leading to the rear garden.

GROUND FLOOR SHOWER ROOM:

Fitted with a three piece suite comprising: Corner shower enclosure with tiled walls and wall mounted thermostatic shower, vanity wash hand basin with mixer tap over, low level flush w/c, Upvc double glazed frosted window to the rear elevation and chrome fixtures.

LANDING:

Loft access (with pull down Ladder), Upvc double glazed frosted window to side elevation.

BEDROOM ONE:

13'6" x 13'9" (4.11 x 4.19)

Upvc double glazed bay window to the front elevation, single panelled radiator, phone point, textured ceiling and picture rail.

Door Leads to.

EN-SUITE W..C.

Low level flush W/C, wash hand basin set in a recessed vanity unit, partial wall tiling, covered and textured ceiling.

BEDROOM TWO:

11'0" x 8'9" (3.35 x 2.67)

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

BEDROOM THREE:

8'0" x 7'8" (2.44 x 2.34)

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

OUTSIDE:

The property is approached via double wrought iron gates with dwarf wall and wrought iron railings, a concrete driveway provides ample off road parking and continues to the side of the property and leads to the rear single bay detached garage.

The rear paved patio garden has been designed for ease of maintenance with brick built storage facility and overhead canopy, bounded by wooden fence panelling.

EPC Rating - D

TO ARRANGE A VIEWING

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Flint 01352 762300. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Council Tax - Band C

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.

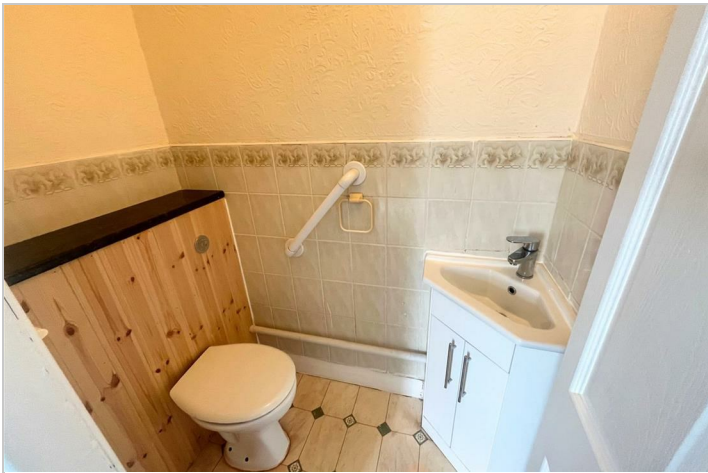
Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or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

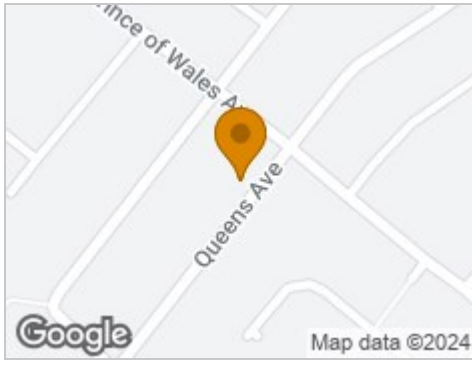
OPENING HOURS

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

Saturday 9:00am - 4:30pm



Road Map



Hybrid Map



Terrain Map



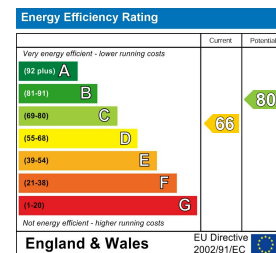
Floor Plan



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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