



22 Park Avenue  
, Flint, CH6 5DN

O.I.R.O £150,000



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## Accommodation Comprising:

The property is approached via a pathway leading to the front entrance.

Double glazed Upvc door opens into:

### Entrance Porch

Vinyl flooring and wooden door with glazed panels leading into:

### Reception Hallway

Textured ceiling, double panel radiator and stairs leading to the First Floor accommodation.

Door opening into:

### Cloakroom/W.C.

Fitted with a two piece suite comprising wash hand basin set in vanity unit and low level flush w.c. Wall mounted central heating boiler, vinyl flooring and frosted double glazed window to the side elevation.

### Lounge

12'11 x 11'5 (3.94m x 3.48m)

Modern electric, pebble effect, fire with feature wooden fire surround, textured and coved ceiling, double panel radiator and double glazed bow window to the front elevation.

### Dining Room

11'5 x 10'8 (3.48m x 3.25m)

Fire surround with living flame gas fire, dado rail, wood effect laminate flooring, double panel radiator and double glazed patio doors overlooking the rear garden.

### Kitchen

11'4 x 6'0 (3.45m x 1.83m)

Fitted with a range of wall, base and drawer units with wood effect worksurfaces over, one and a half stainless steel sink bowl unit with drainer and mixer tap, splashback wall tiling, vopid and plumbing for washing machine and intergrated appliances to include fridge, freezer, four ring gas hob with extractor over and electric oven. Vinly flooring, Upvc door with frosted panel leads to the side of the property and double glazed windows to the side and rear elevation.

## STAIRS FROM HALLWAY LEAD TO:

### Landing

With loft access point, dado rail and double glazed window to the side elevation.

Doors into:

### Bedroom One

12'7 x 9'2 (3.84m x 2.79m)

With textured ceiling, dado rail, double panel radiator and double glazed window to the front elevation.

### Bedroom Two

11'0 x 10'7 (3.35m x 3.23m)

Having textured ceiling, built in cupboard housing hot water cylinder, double panel radiator and double glazed window to the rear elevation.

### Bedroom Three

9'0 x 7'1 (2.74m x 2.16m)

Double panel radiator and double glazed window to the front elevation.

### Shower Room

6'1 x 5'9 (1.85m x 1.75m)

Fitted with a three piece suite comprising enclosed shower cubicle with wall mounted electric shower, pedestal wash hand basin and low level flush w.c. Full wall tiling, vinyl flooring, double panel radiator and frosted double glazed window to the rear elevation.

## OUTSIDE

The front of the property is approached via a pathway leading to the front entrance. There is a gravelled garden area with boundary defined by brick walling.

A wooden gate provides access to the side of the property where the pathway continues to the rear.

The enclosed rear garden has a paved patio area with an additional two decorative circular patios. The garden is well stocked with a variety of mature shrubs and plants and is bound by wood panelled fencing. There is also a pagoda of timber construction that makes a lovely seating area.

### Garage

With power and light.

### EPC Rating - TBC

### Council Tax - Band c

### 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.

### 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.

### 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

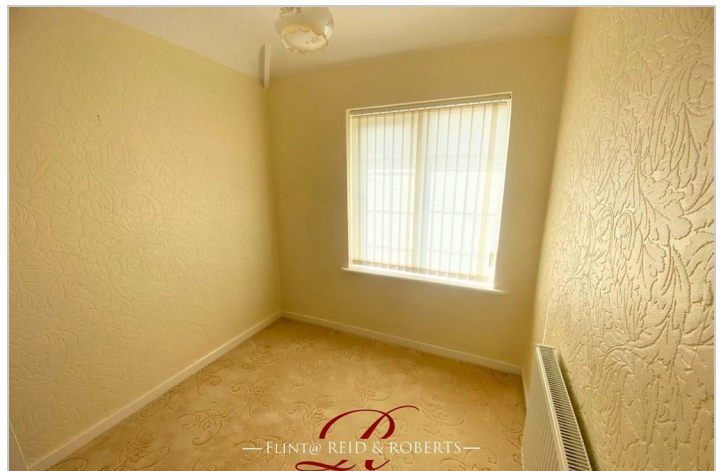
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

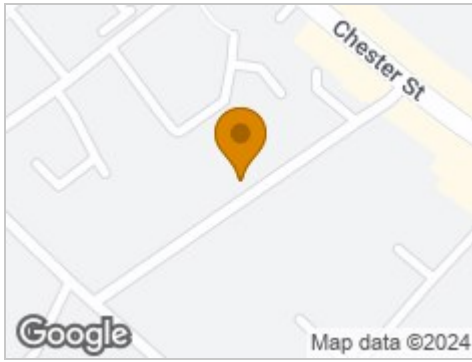
Winter Closing Hours: 1st November to 1st February:

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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