



67 Albert Avenue

Flint, Flintshire, CH6 5EL

£145,000



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ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking for a number of vehicles. A pathway leads to a Upvc door opens into:

Entrance Hallway

Having double panel radiator, stairs rising to the First Floor accommodation and double glazed window to the side elevation.

Glass panelled door opens into:

Lounge

14'0" x 8'9" (4.29m x 2.67m)

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

Sliding glass panelled doors open into:

Dining Room

12'11 x 12'9 (3.94m x 3.89m)

With coved ceiling, wooden fire surround with pebble effect electric fire, t.v.aerial point, double panel radiator and double glazed window to the front elevation.

Glazed doors open into:

Kitchen

19'5 x 7'2 (5.92m x 2.18m)

Fitted with a range of wall and base units with roll top work surfaces over, one and a half stainless steel sink bowl unit with drainer and mixer tap, splashback, void and plumbing for washing machine, space for fridge freezer, built in four ring electric hob with extractor hood over and electric oven beneath. Tiled and laminate flooring, double panel radiator, double glazed windows to the side and rear elevation and Upvc door with frosted panel opening out to the rear garden.

STAIRS FROM HALLWAY LEAD TO

Landing

With loft access point, built in cupboard with shelving and frosted double glazed window to the side elevation.

Bedroom One

12'0 x 11'9 (3.66m x 3.58m)

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

Bedroom Two

12'0 x 9'5 (3.66m x 2.87m)

Built in cupboard with hanging rail and shelving, double panel radiator and double glazed window to the rear elevation.

Bedroom Three

8'0 x 7'10 (2.44m x 2.39m)

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

Family Bathroom

Fitted with a three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush w.c. Tile effect flooring, double panel radiator and frosted double glazed window to the rear elevation.

OUTSIDE

The front of the property is approached via a driveway providing off road parking for a number of vehicles and a pathway leading to the front entrance. A gate gives access to a low maintenance gravelled garden area well stocked with a variety of flowers and plants.

The rear garden is mainly laid to lawn with a paved patio area. The garden is bound by wood panelled fencing.

EPC Rating - D

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

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.

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

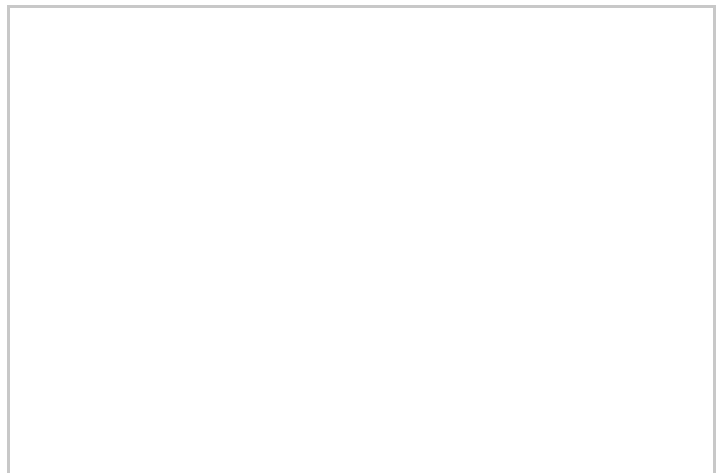
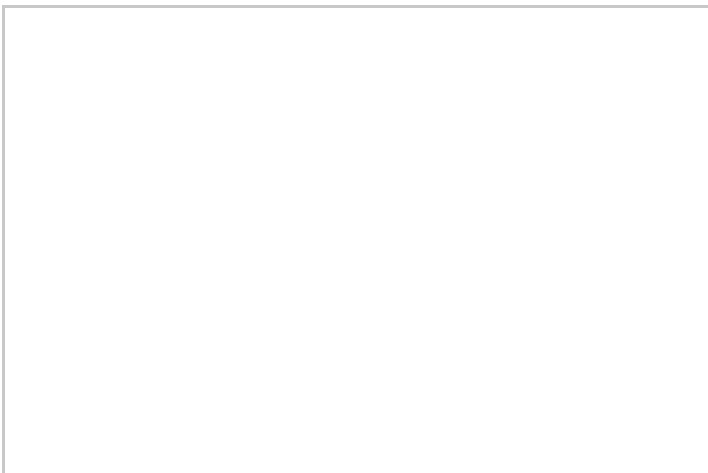
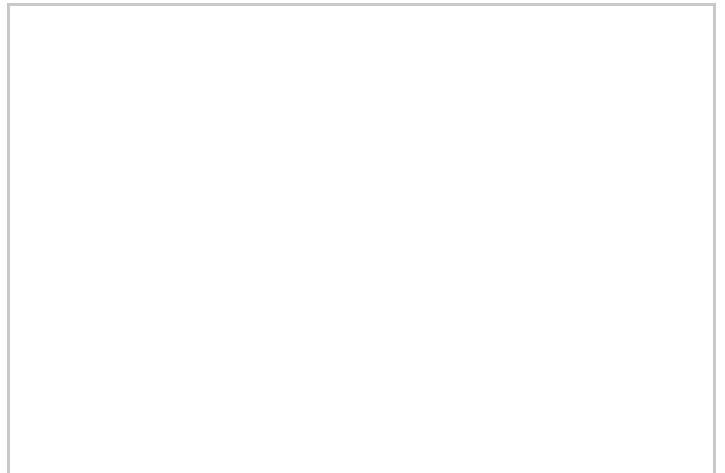
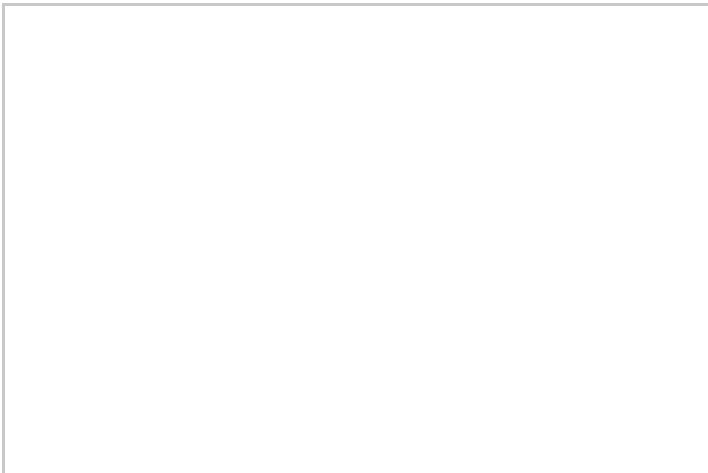
Saturday 9am - 4pm

Disclaimer

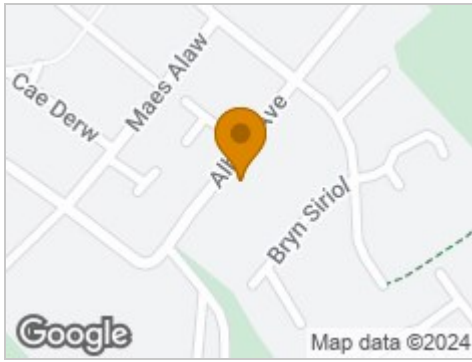
These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

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.



Road Map



Hybrid Map



Terrain Map



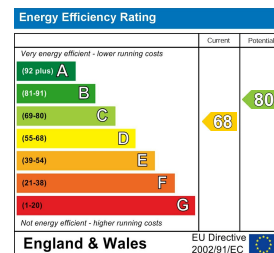
Floor Plan



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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