



## 74 Queens Avenue

Flint, CH6 5JP

£150,000



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## ACCOMMODATION COMPRISES

Step up to upvc door with double glazed frosted units, opens to:

### Entrance Hallway

Stairs leading to the first floor accommodation, double glazed frosted window to the side elevation and single panelled radiator

### Lounge

14'6 x 13'4 (4.42m x 4.06m)

Electric fire with hearth and surround, double glazed bow window to the front elevation, single panelled radiator, wood effect laminate flooring, understairs storage cupboard and aerial socket.

### Dining Room

11'5 x 7'5 (3.48m x 2.26m)

Double glazed windows to the side and rear, single panelled radiator and smoke alarm.

Step down to:

### Kitchen

8'9 x 6'3 (2.67m x 1.91m)

Housing a range of wall and base units with roll top work surfaces, stainless steel sink unit and drainer with mixer tap over, splashback tiling, space for free standing cooker, space for fridge freezer, void and plumbing for washing machine, double glazed window to the rear elevation, single panelled radiator and vinyl flooring.

Upvc door with double glazed frosted unit, opens to the rear garden.

### Ground Floor Shower Room

Three piece suite comprises: Wood panelled bath with wall mounted electric shower over, pedestal wash hand basin, low level flush w.c., built in storage cupboard, partially tiled walls, double glazed frosted window to the rear elevation and vinyl flooring.

**STAIRS FROM HALLWAY LEAD TO:**

### Landing

Double glazed frosted window to the side elevation, loft access and smoke alarm.

### Bedroom One

13'5 x 11'7 (4.09m x 3.53m)

Double glazed bow window to the front elevation, single panelled radiator, two built in storage cupboards and picture rail.

### Bedroom Two

10'0 x 9'0 (3.05m x 2.74m)

Double glazed window to the rear elevation and picture rail.

### Bedroom Three

7'7 x 7'5 (2.31m x 2.26m)

Wall mounted 'Exclusive' gas combi boiler fitted in 2013, double glazed window to the rear elevation and single panelled radiator.

## OUTSIDE

Gate opens to the front with steps up to the front of the property. Low maintenance golden gravelled garden to the front. Gates to the side of the property leads to the rear elevation. The rear garden is mainly laid to the lawn with a range of shrubs and bushes with fencing and hedging to the boundaries.

**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](mailto:flint@reidandroberts.com)

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with

Tel: 01352 762300

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.

### 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.

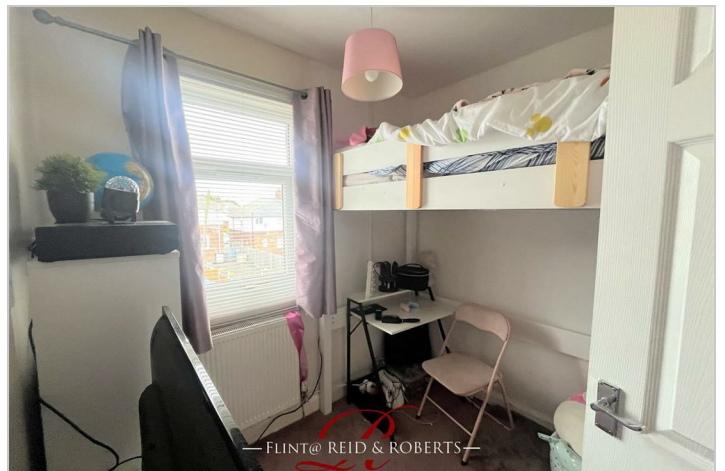
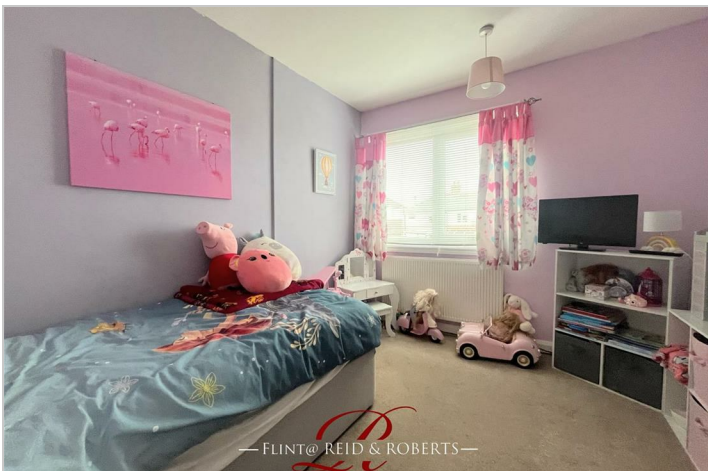
Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or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

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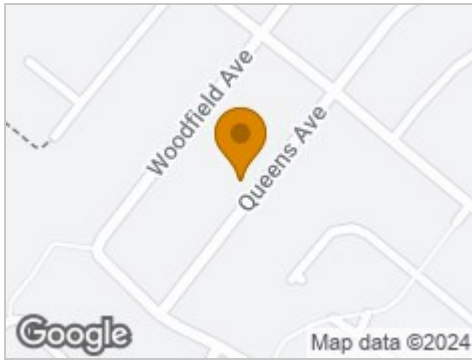
### Opening Hours

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

Saturday 9:00am - 4:00pm



## Road Map



## Hybrid Map



## Terrain Map



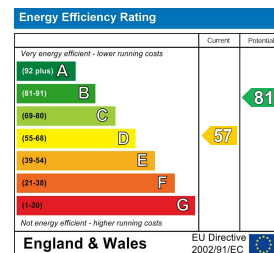
## Floor Plan



## 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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