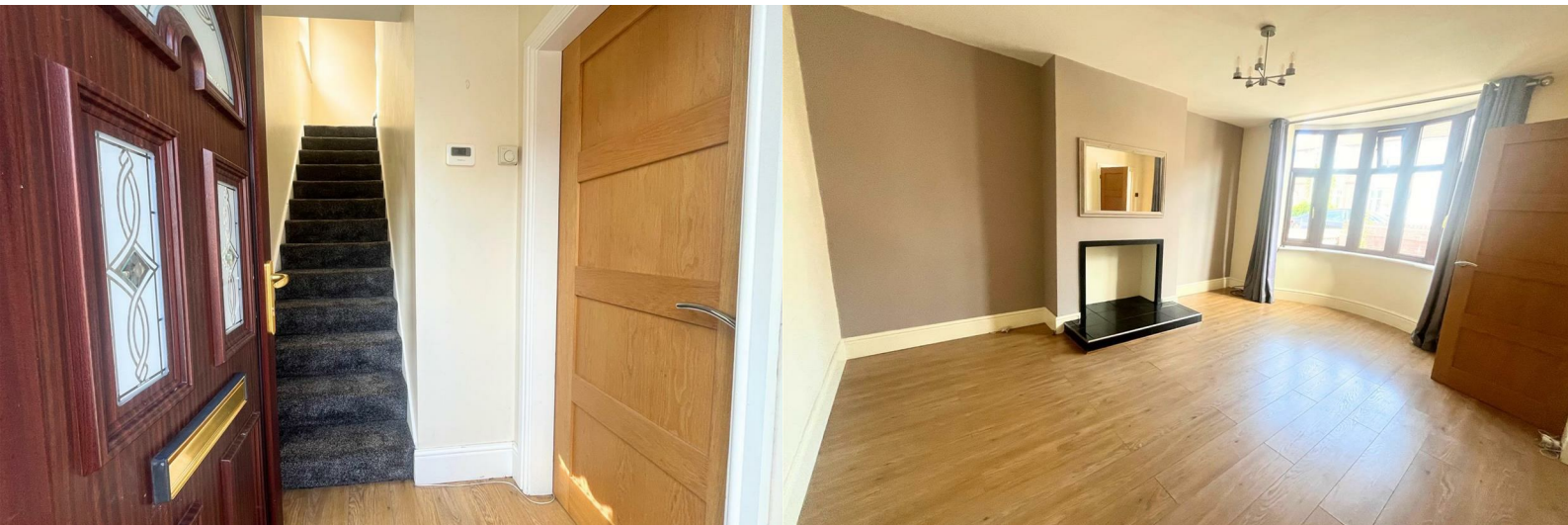




## 44 Kings Avenue

Flint, Flintshire, CH6 5JR

O.I.R.O £155,000





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## Accommodation Comprises:

Upvc double glazed woodgrain effect door with decorative inset opens to:

### Reception Hall

Stairs leading to the first floor accommodation, double paneled radiator, Upvc double glazed window to the side and wood effect laminate flooring.

Oak internal door into:

### Lounge

16'1 x 12'5 (4.90m x 3.78m)

Upvc double glazed bay window to the front elevation, double paneled radiator, tiled hearth with feature inset, wood effect laminate flooring and built in storage cupboard housing the Worcester Combi Boiler, electric meter, wall mounted coat hooks, wood effect laminate flooring and Upvc double glazed window.

Oak door with feature glazed panels opens to:

### Kitchen/Diner

16'9 x 7'4 (5.11m x 2.24m)

Housing a range of modern wall, base and drawer units with complimentary roll top work surfaces over and upstands, inset stainless steel one and a half bowl sink and drainer with mixer tap over, built in electric double oven with 4 ring stainless steel gas hob and cooker hood over, void and plumbing for washing machine, space for fridge freezer and dining table. Two Upvc double glazed windows to the rear elevation, double radiator, Upvc double glazed door opening to the rear garden and vinyl flooring.

## First Floor Accommodation

### Landing

Upvc double glazed window to the side elevation, built in storage cupboards, loft hatch, wood effect laminate flooring and Oak doors into:

### Bedroom One

13'9 x 9'11 (4.19m x 3.02m)

Upvc double glazed bay window to the front elevation, wood effect laminate flooring and paneled radiator.

### Bedroom Two

10'9 x 8'8 (3.28m x 2.64m)

Upvc double glazed window to the rear elevation, single paneled radiator and wood effect laminate flooring.

### Bedroom Three

7'8 x 7'6 (2.34m x 2.29m)

Upvc double glazed window to the rear elevation, single paneled radiator and wood effect laminate flooring.

### Shower Room

Three piece modern suite comprising: Corner entry glazed shower enclosure with dual shower heads and aqua boarding, vanity wash hand basin with drawers beneath and low level flush w/c, tile effect laminate flooring, chrome heated towel rail and Upvc double glazed window to the side.

### Loft Room

Accessed via pull down ladder:

Two velux windows, double paneled radiator, eaves storage area, light and power access.

### Outside

The property is approached via a block paved driveway which provides ample off road parking. To the side there are double wrought iron gates which opens to the low maintenance covered rear block paved garden which is enclosed by wood fence panelling.

### Garage/Workshop

22'10 x 17'5 (6.96m x 5.31m)

The garage space has an up and over door with power and light access, there is an opening to the work shop which also has light and power access.

### 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

Tel: 01352 762300

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.

### 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

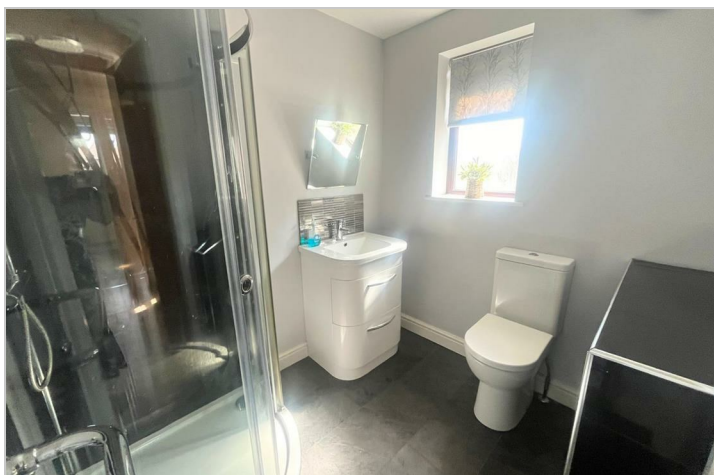
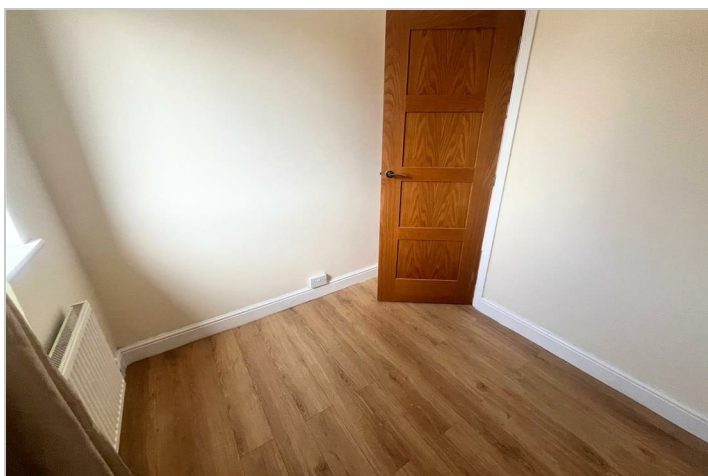
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

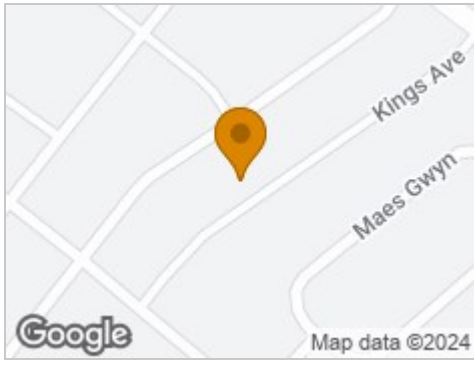
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



## Road Map



## Hybrid Map



## Terrain Map



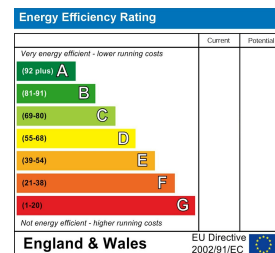
## Floor Plan



## 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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