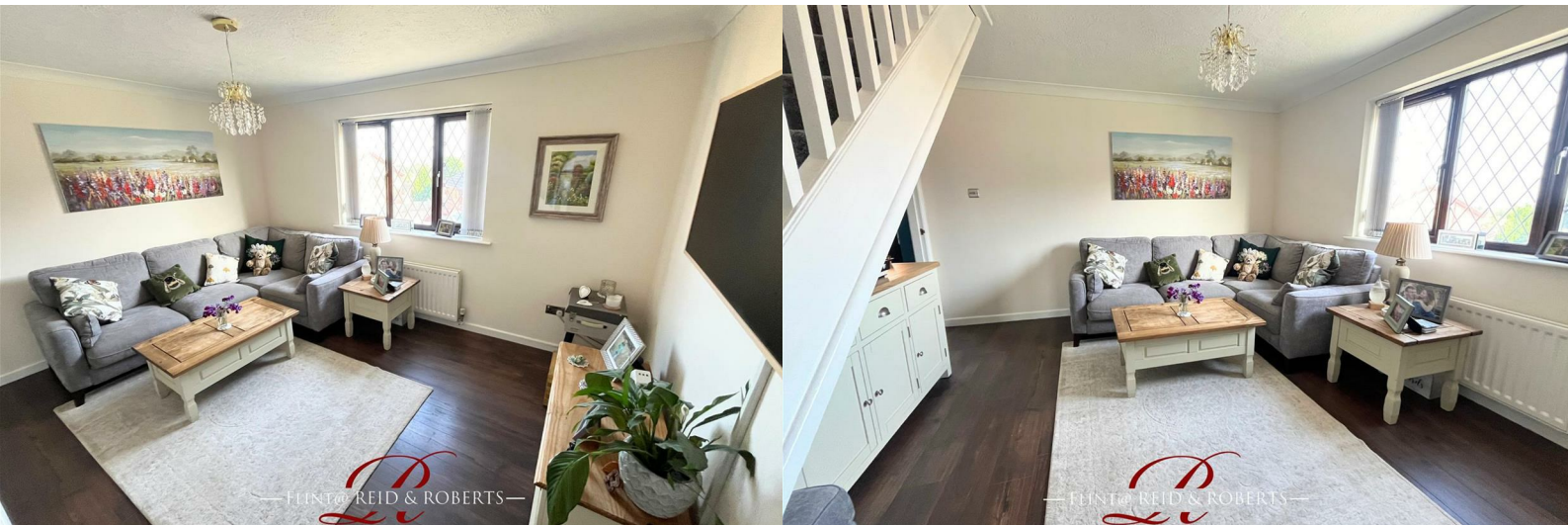




## 42 Brushwood Avenue

Flint, Flintshire, CH6 5YG

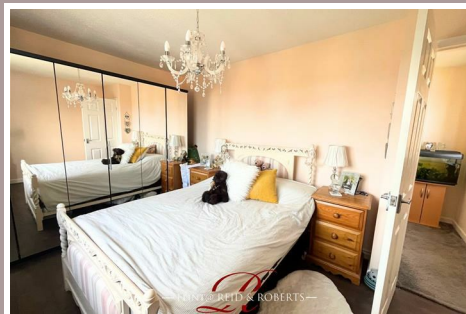
£160,000



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£160,000



## Accommodation Comprising:

Step up to Upvc double glazed door with glazed panel which opens to:

### Entrance Hall

Wooden style laminated floor, walk in pantry style cupboard housing the central heating smart combi boiler with a smart nest thermostatic system and doorway into:

### Lounge

14'2" x 12'6" (4.32 x 3.82)

Light and spacious room with large UPVC glazed window to the front elevation, vertical blinds, double panelled radiator, USB plug sockets, stairs leading to the first floor accommodation, textured ceiling and wood effect laminate flooring.

### Kitchen/Breakfast Room

10'1" x 9'1" (3.08 x 2.77)

On from the entrance hall you walk into the kitchen housing a range of wall, base and drawer unit with complimentary roll top surfaces, inset stainless steel sink and drainer unit with mixer tap over, UPVC double glazed windows to the rear overlooking the rear garden with vertical blinds. Void and plumbing for washing machine, space for fridge freezer built in electric oven with 4 ring gas hob and extractor hood over, white splash back tiling, monochrome tiled flooring, contemporary radiator and space for a breakfast table.

### First Floor Accommodation

#### Landing

Carpeted stairs and landing, loft access hatch ( additional insulation has been added to loft), UPVC double glazed window to the side elevation with far reaching views of Flint castle and across the Dee Estuary & doors into:

#### Bedroom One

14'1" x 8'11" (4.30 x 2.73)

UPVC double glazed window to the front of the property with curtains, single panelled radiator, wood effect laminate flooring.

#### Bedroom Two

9'1" x 7'11" (2.78 x 2.42)

UPVC double glazed window to the rear with views over the rear garden, single panelled radiator, built in storage cupboard and open shelving storage.

#### Shower Room

Three piece modern newly fitted suite, less than a year old: walk in shower with Victorian style shower fixtures, rain fall shower head, shower screen, and chrome wall mounted thermostatic mains shower. Vanity wash hand basin with storage beneath and above, push to flush toilet, heated mirror with touch button background lighting. UPVC double glazed frosted window to rear elevation, chrome heated radiator rail, click flooring and ceramic wall tiling with textured feature tiling in shower.

#### Outside

This property is approached via an extensive block paved driveway which provides off road parking and leads the depth of the property providing parking spaces for 3+ cars. To the front there are raised flower beds housing a range of plants and shrubs with a dwarf brick wall to the boundary. To the rear there is a paved patio with a step up to the lawned area with a selection of shrubs young fruit trees and flower beds. Further elevated area ideal for seating and enjoying the views is laid with slate chippings and houses a wooden storage shed. The garden is fully enclosed with wood fencing and a double wooden gate to the side. Perfect if you have a dog.

#### Additional Information

Schools in area  
Cornist Primary  
Gwynedd Primary  
Flint High School  
Richard Gwyn high School

5 min drive to flint retail park

Walking distance to Cornist park & Cornist golf club/course

Easy connection to A55

25 min drive to Chester  
30 min drive to Wrexham

### 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 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.

### 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

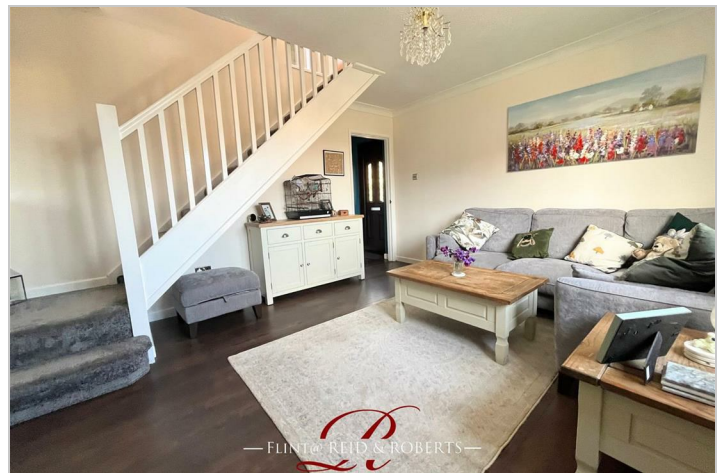
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



## Road Map



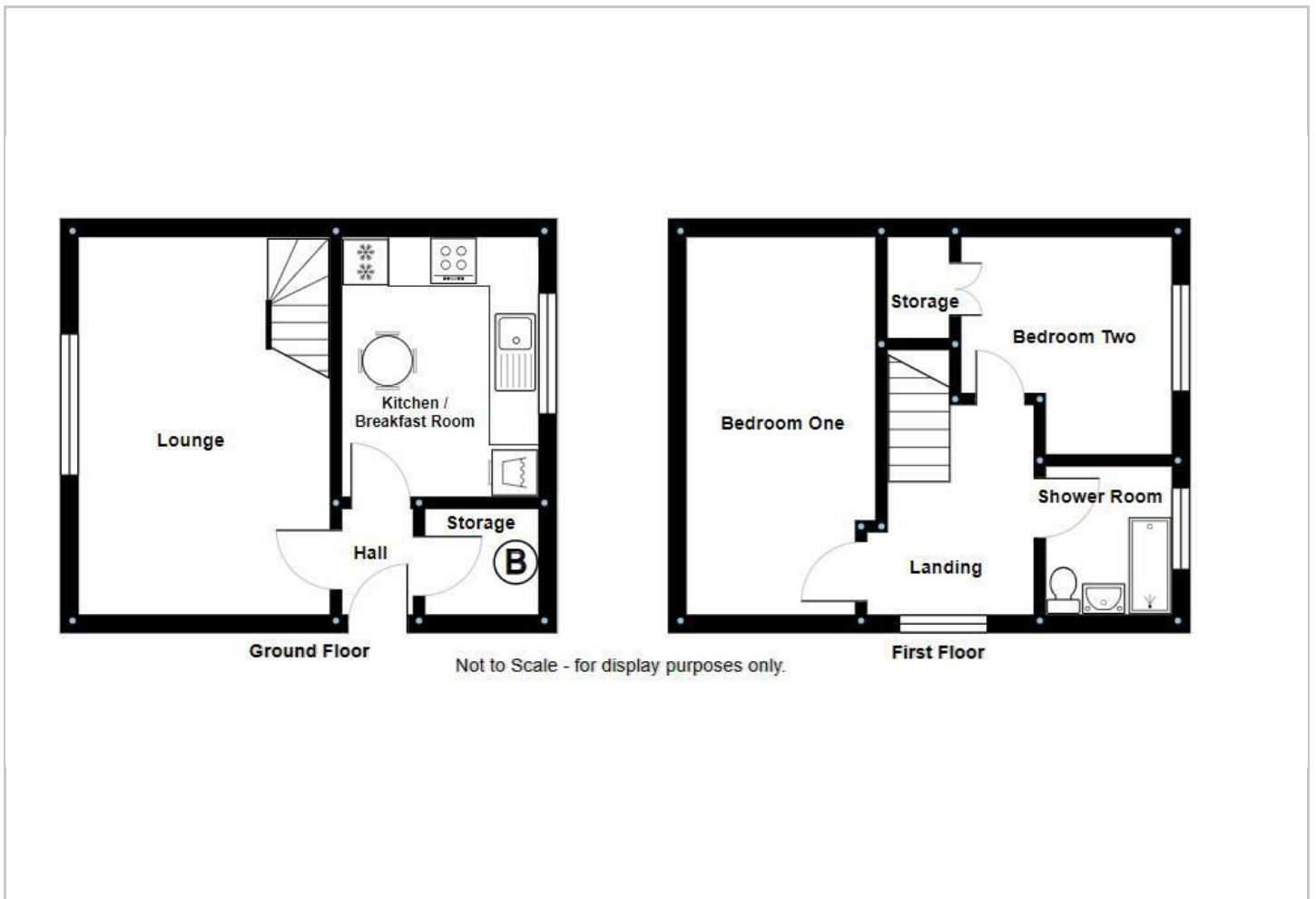
## Hybrid Map



## Terrain Map



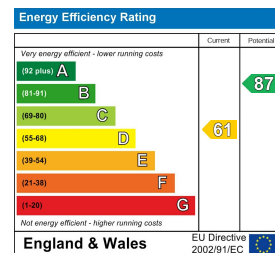
## Floor Plan



## 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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