



## 51 Tudor Avenue , Flint, CH6 5LZ

£175,000





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, Flint, CH6 5LZ

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## ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking and leads to the front entrance.

A wood effect Upvc door with leaded inset and matching side panels opens into:

### Entrance Hallway

With textured and coved ceiling, single panel radiator and stairs leading to the first floor accommodation.

Door opening into:

### Lounge

16'4 x 10'9 (4.98m x 3.28m)

Having brick fire place with electric fire, t.v. aerial point, double panel radiator, textured and coved ceiling and double glazed window to the front elevation.

Double doors opening into:

### Dining Room

8'8 x 6'5 (2.64m x 1.96m)

Textured and coved ceiling, single panel radiator and sliding doors opening into the conservatory.

Door opening into:

### Kitchen

11'3 x 7'8 (3.43m x 2.34m)

Housing a range of wall, drawer and base units with work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, space for electric cooker, void and plumbing for washing machine. Vinyl flooring and double glazed window to the rear elevation overlooking the conservatory.

Upvc door opening into the side porch.

### Porch

11'3 x 7'8 (3.43m x 2.34m)

With tiled flooring, double glazed windows to front and side and Upvc door with frosted inset opens to the rear garden.

## Conservatory

15'6 x 8'2 (4.72m x 2.49m)

With dwarf brick wall, double glazed units to side and rear and double glazed 'French' doors to the rear garden.

## STAIRS FROM HALLWAY LEAD TO:

### Landing Area

With loft access point and double glazed window to the side elevation with views over farm land.

Access to all first floor rooms.

### Bedroom One

13'6 x 9'4 (4.11m x 2.84m)

Fitted with a range of furniture to include wardrobes, drawers and over head storage, double panel radiator and double glazed window to the front elevation.

### Bedroom Two

11'5 x 9'5 (3.48m x 2.87m)

Fitted with a range of wardrobes with mirror sliding doors, built in cupboard with slatted shelving, radiator and double glazed window to the rear elevation.

### Bedroom Three

10'0 x 7'5 (3.05m x 2.26m)

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

### Family Bathroom

7'4 x 5'6 (2.24m x 1.68m)

Fitted with a three piece suite comprising panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin and low level flush w.c. Full wall tiling, wood effect laminate flooring, single panel radiator and frosted double glazed window to the rear elevation.

## OUTSIDE

The front of the property is approached via a block paved driveway providing 'Off Road' parking and leads to the front entrance. There is a lawned garden area with dwarf wall boundary and borders well stocked with a variety of shrubs and plants. The garden extends to the side of the property and a wooden gate provides access to the rear. To the rear there is an enclosed garden mainly laid to lawn with a storage shed and greenhouse.

Tel: 01352 762300

### 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.

### 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

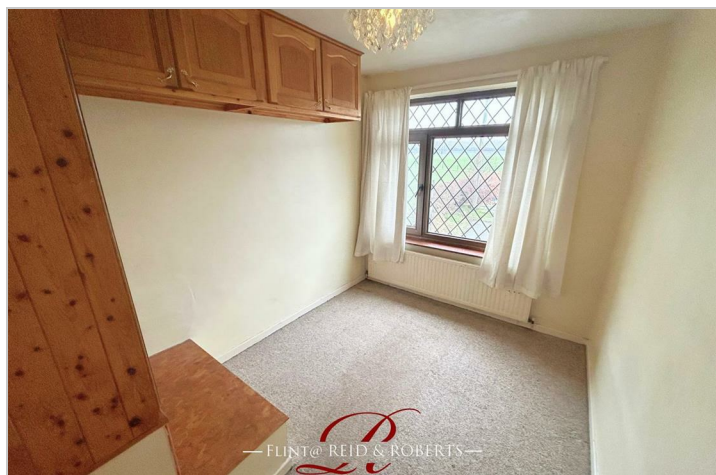
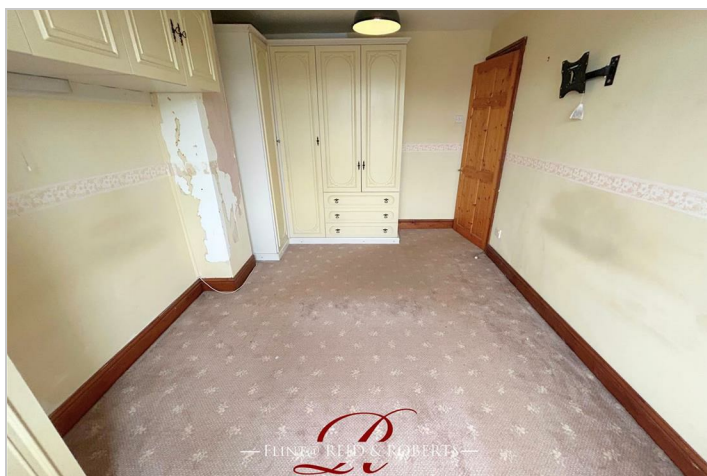
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



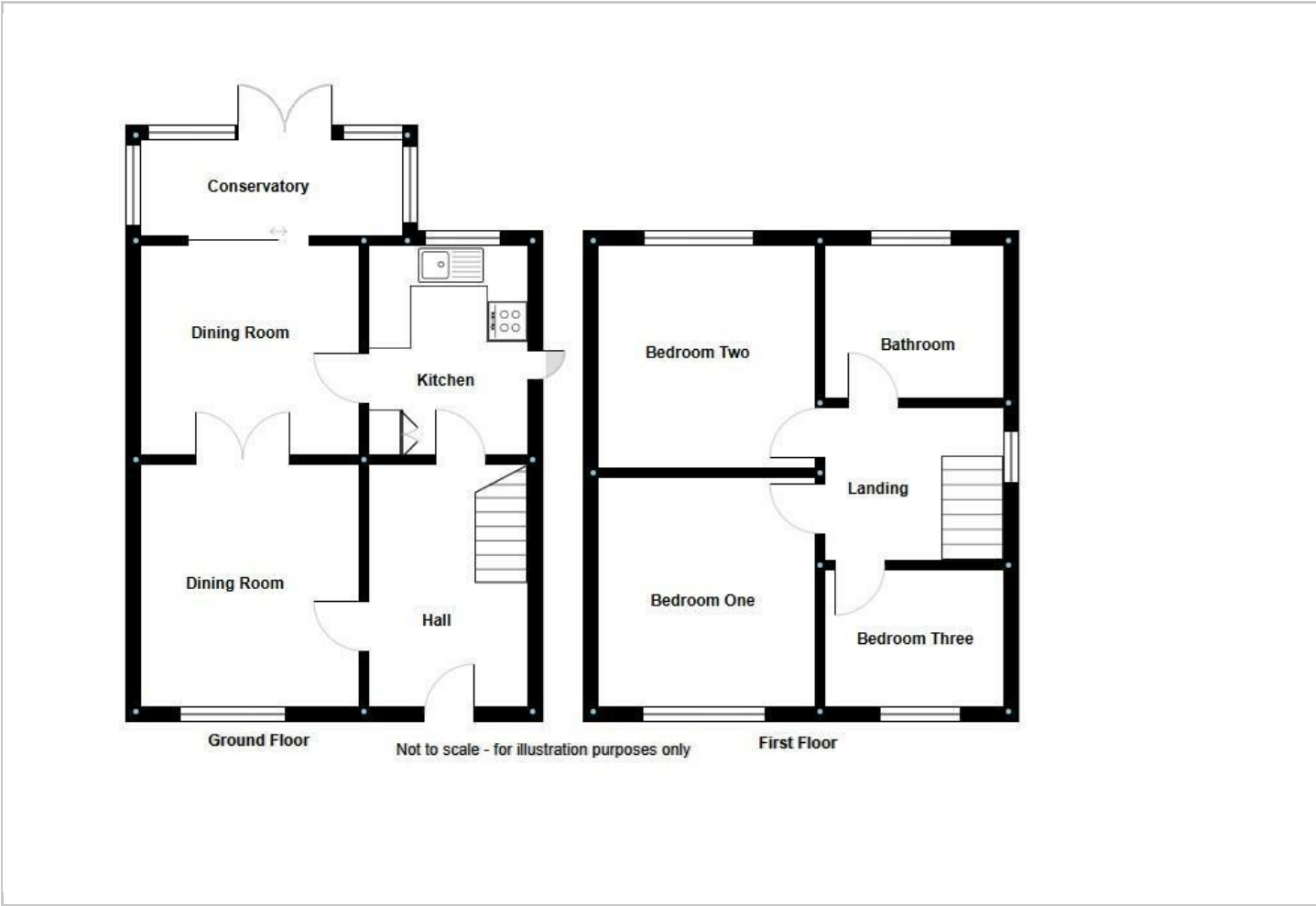
Hybrid Map



Terrain Map



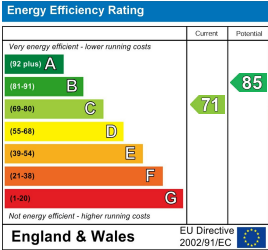
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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