



## 21 Sixth Avenue

Flint, Flintshire, CH6 5ND

Offers Over £170,000



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## Accommodation Comprising:

Step upto:

Upvc double glazed door with decorative inset panel opens to:

### Reception Hall

Stairs leading to the first floor accommodation with open storage area beneath, Upvc double-glazed window to the front elevation, 2 double panelled radiators, tiled floor and built in meter cupboard.

Doors into:

### Lounge

14'5 x 10'9 (4.39m x 3.28m)

Upvc double glazed window to the rear elevation, double panelled radiator, wall mounted inset modern electric fire and wood effect laminate flooring.

### Dining Room

11'5 x 10'9 (3.48m x 3.28m)

Upvc double glazed window to the rear elevation, double panelled radiator, picture rail and newly fitted carpet.

### Kitchen

10'9 x 9'6 (3.28m x 2.90m)

Housing a comprehensive range of wall, base and drawer units with wood block work surfaces over, splash back 'Metro' tiling, inset stainless steel sink and drainer unit with mixer tap over, built in stainless steel electric oven with ceramic hob and extractor hood, Upvc double glazed window to the front elevation, wall mounted gas central heating boiler, void for undercounter fridge/freezer, tiled flooring and Upvc double glazed door opening into the Utility Room.

### Utility Room

7'6 x 6'6 (2.29m x 1.98m)

Upvc double glazed door opening to the front elevation, full wall and floor tiling, void and plumbing for washing machine and space for further white goods, fluorescent strip light, tiled floor and wooden door opening to the rear garden.

## First Floor Accommodation

### Landing

Light and spacious landing with built in airing cupboard, Upvc double glazed window to the front elevation, double panelled radiator, loft access hatch and carpeted flooring.

Doors into:

### Bedroom One

11'5 x 10'9 (3.48m x 3.28m)

Upvc double glazed window to the rear elevation with far reaching views over the Dee Estuary, double panelled radiator, fitted wardrobe fitment with 2 x double wardrobes and overhead storage cupboards and carpeted flooring.

### Bedroom Two

11'5 x 10'5 (3.48m x 3.18m)

Upvc double glazed window to the rear elevation with far reaching estuary views, double panelled radiator, carpeted flooring and built in storage cupboard.

### Bedroom Three

9'2 x 7'6 (2.79m x 2.29m)

Upvc double glazed window to the front elevation, double panelled radiator and carpeted flooring.

### Shower Room

Three piece suite comprising: fully tiled, glazed shower cubicle with wall mounted electric shower, pedestal wash hand basin and back to the wall, low level push flush w/c, full wall tiling, tiled floor, Upvc double glazed frosted window to the front elevation and wall mounted chrome heated towel rail.

### Outside

The property is approached via a wrought iron gate which opens to a low maintenance paved patio garden with pathway leading to the front and side entrances.

The garden to the rear is larger than average with far reaching views and plenty of space for relaxing and recreation. Having an elevated concrete patio area ideal for Al Fresco dining and taking in the views over the garden and beyond, there is a lawned area with mature fruit tree and greenhouse and a further lawn to the rear bound to all side with wood fence paneling.

### 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 be emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

**Tel: 01352 762300**

### 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.

### 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.

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### Opening Hours

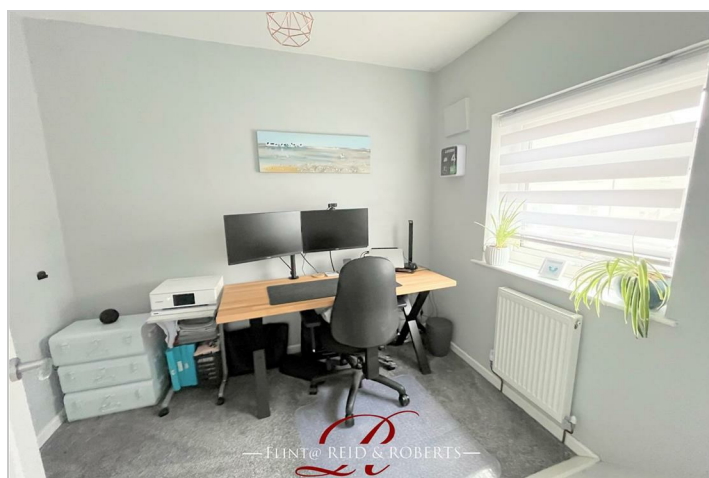
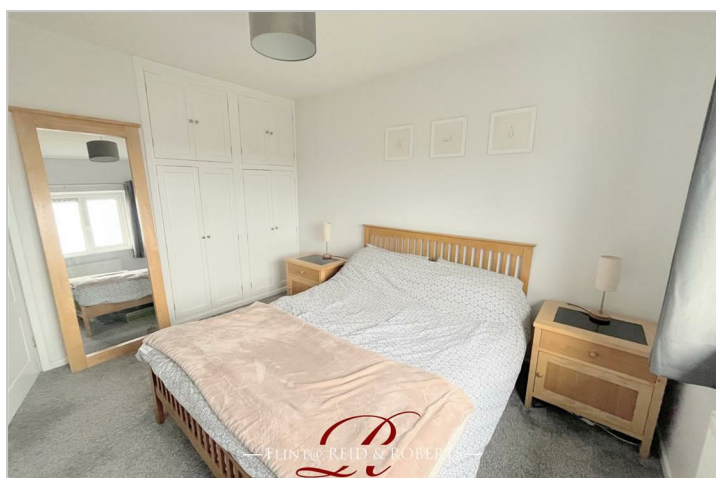
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



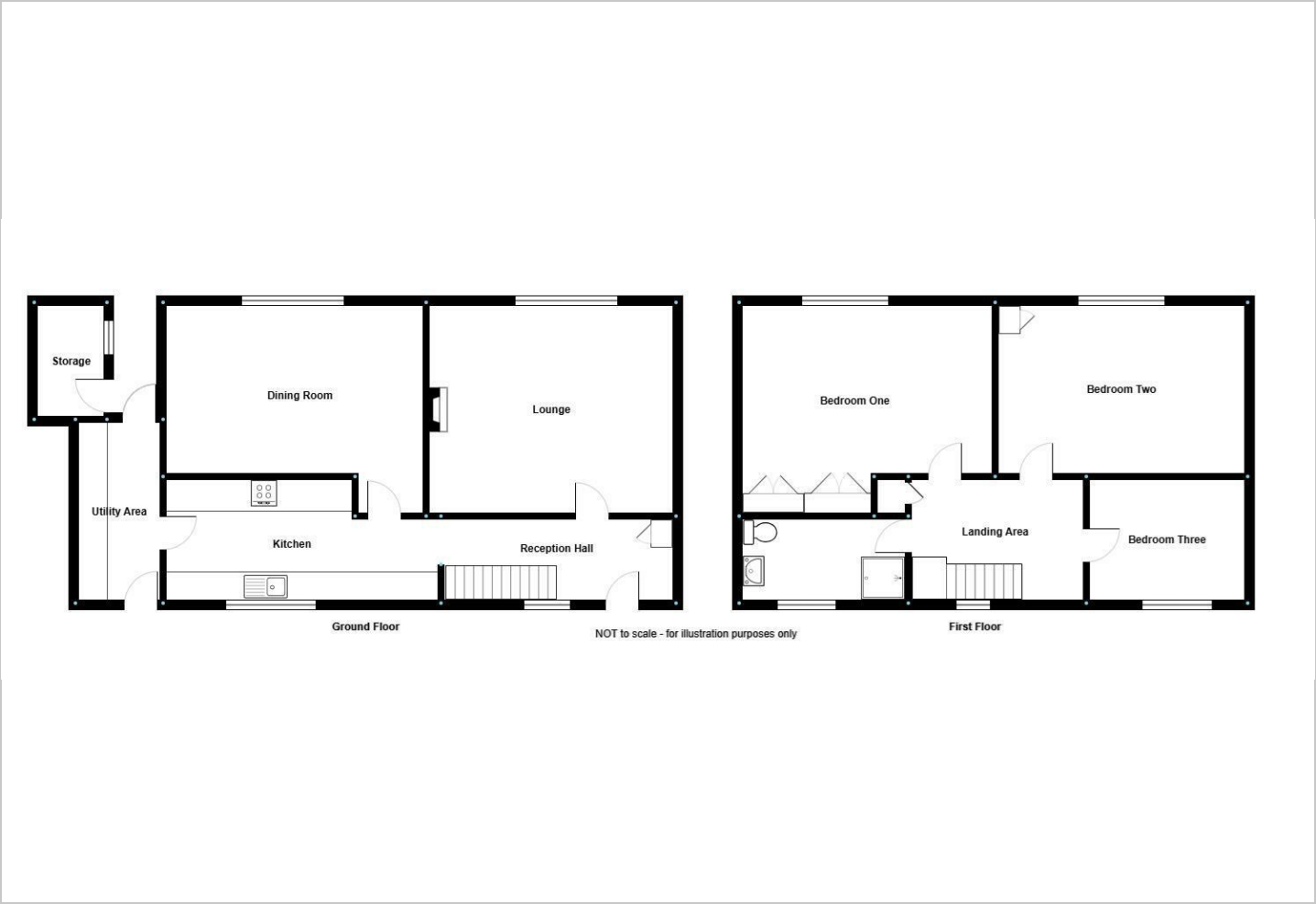
Hybrid Map



Terrain Map



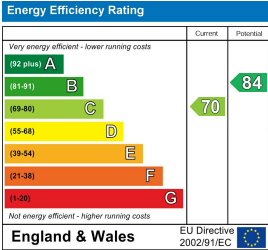
Floor Plan



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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