



22 Brushwood Avenue

Flint, Flintshire, CH6 5TY

O.I.R.O £155,000



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Accommodation Comprising:

Open storm porch:

Upvc double glazed door with opaque glass panel opens to:

'L' Shaped Hallway

Built in storage cupboard, double panelled radiator with decorative cover, textured ceiling, loft access hatch and vinyl flooring.

Doors into:

Lounge

16'11 x 10'9 (5.16m x 3.28m)

Upvc double glazed window to the front elevation, textured and coved ceiling, wood effect laminate flooring and double panelled radiator with decorative cover.

Kitchen

9'4 x 8'6 (2.84m x 2.59m)

Housing a range of modern white gloss wall, base and drawer units with complimentary roll top work surfaces over, inset stainless steel sink and drainer unit with mixer tap over, splash back tiling, built in (newly fitted) electric oven and grill with four ring ceramic hob and extractor, Upvc double glazed window to the front elevation, void and plumbing for washing machine, space for fridge freezer, double panelled radiator and tiled flooring.

Bedroom One

11'9 x 11'9 (3.58m x 3.58m)

Upvc double glazed window to the rear elevation, double panelled radiator, textured ceiling and built in wardrobes with central mirrored sliding door and carpeted flooring.

Bathroom

Fitted with a modern three piece suite comprising: panelled bath with chrome thermostatic shower over, pedestal wash

hand basin and low level flush w/c, Upvc double glazed frosted window to the side elevation, double panelled radiator and tile effect laminate flooring.

Conservatory

8'8 x 7'9 (2.64m x 2.36m)

Upvc double glazed floor to ceiling units with Upvc double glazed door opening to the rear patio area, polycarbonate roof, tiled floor and electric socket.

Outside

The property is approached to the front via a block paved driveway providing ample off road parking for a number of vehicles. To the side is a gate opening to the rear garden.

The rear garden has been designed to maximise space and landscaped for easy to no maintenance. A generous paved patio area has steps up to the first of three tiers that have been laid with decorative gravel and soft wood sleepers. The top tier provides an ideal seating or dining area which is bound by a laurel border. The garden is a generous size and is fully enclosed to all sides with wood fence panelling.

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

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

Tel: 01352 762300

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

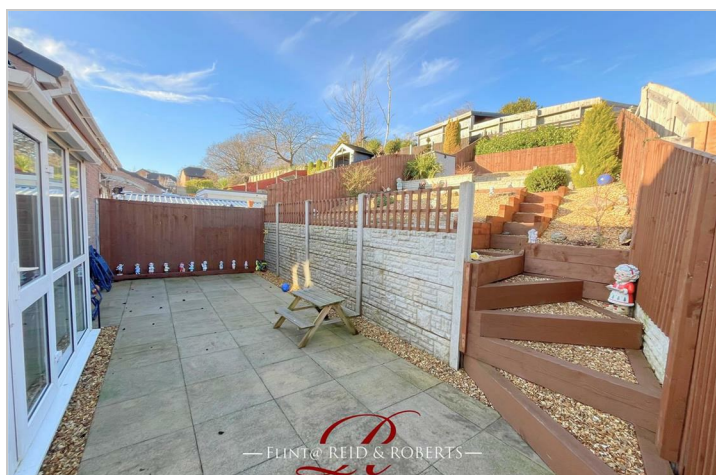
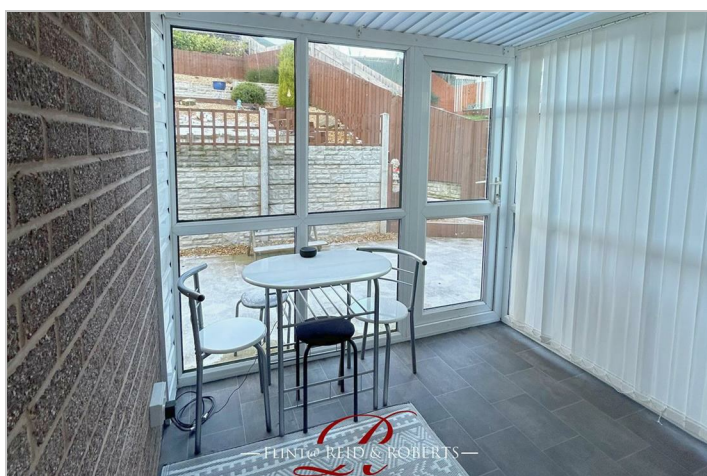
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



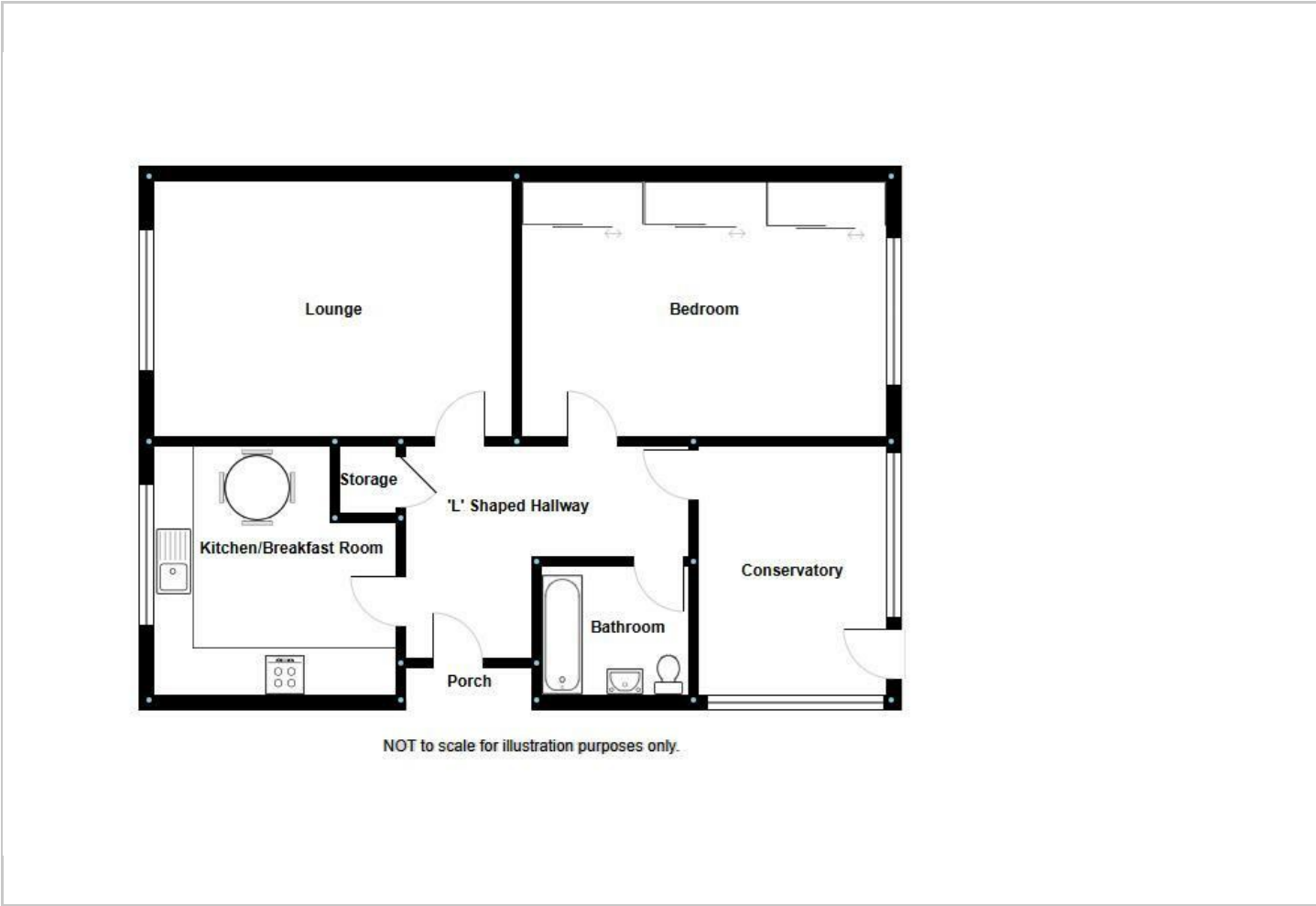
Hybrid Map



Terrain Map



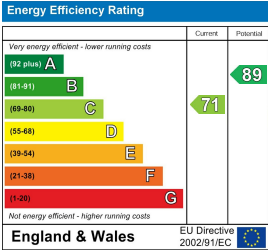
Floor Plan



Viewing

Please contact our Flint 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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