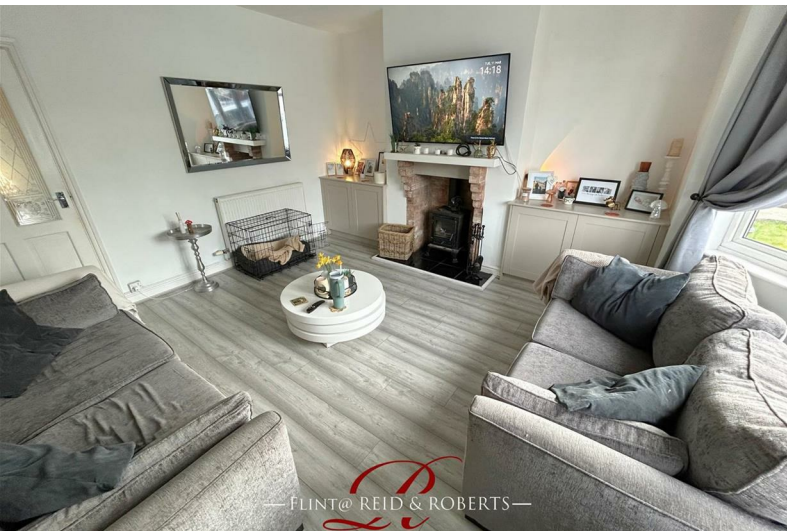




## 9 Fourth Avenue

Flint, Flintshire, CH6 5LX

O.I.R.O £175,000





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## ACCOMMODATION COMPRISES

Steps up to:

Upvc double glazed door with decorative panel opening to:

### Entrance Hall:

Stairs leading to the first floor accommodation, double panelled radiator, wall mounted coat hooks and door opening into:

### Lounge

**13'10" x 12'7" plus bay (4.22m x 3.84m plus bay)**

Charming brick faced Inglenook fire place fitted with a slate hearth and wooden mantle over, built in storage units either side, Upvc double glazed bay window to the front elevation, double panelled radiator, aerial socket, and wood effect laminate flooring.

Door into:

### Dining Room

**11'1 x 7'3 (3.38m x 2.21m)**

Upvc double glazed window to the side elevation, double panelled radiator and built in storage cupboard.

Door into Bathroom and Archway to:

### Kitchen

**13'0" x 11'1" (3.96m x 3.38m)**

Housing a comprehensive range of modern white gloss and feature wood effect wall and base units with complimentary roll top work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap over, splash back tiling, Upvc double glazed window to the side, built in eye level electric oven, induction hob with extractor, space for fridge freezer, void and plumbing for a washing machine, Upvc double glazed French doors opening to the rear and high gloss ceramic floor tiles.

### Bathroom:

Four piece modern white suite comprising: Panelled bath with central mixer tap, and decorative splash back tiling, fully tiled walk in double shower enclosure with thermostatic mixer shower and glazed screen, low level dual flush w/c and pedestal wash hand basin, beautiful natural stone partially

tilled walls with matching floor tiling, Upvc double glazed frosted window to the rear, double panelled radiator and built in storage cupboard.

## First Floor Accommodation

### Landing

Upvc double glazed window to the side elevation, doors into

### Bedroom One

**15'0" x 9'8" (4.57m x 2.95m)**

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

Door into:

### En-Suite

Two piece suite comprising: low level dual flush w/c and vanity sink unit, partially tiled walls, Upvc double glazed frosted window to the front elevation, chrome heated towel rail and wood effect laminate flooring.

### Bedroom Two

**10'7" x 8'7" (3.23m x 2.62m)**

Upvc double glazed window to the rear elevation double panelled radiator and carpet flooring.

### Bedroom Three

**8'2 x 7'6 (2.49m x 2.29m)**

Upvc double glazed window to the rear elevation, double panelled radiator and carpet flooring.

### Outside

The property is approached via a paved and block paved driveway that provides off road parking, block paved steps lead to the front entrance. There are raised flower beds bound by brick walling housing a range of flowering plants and shrubs. The garden to the rear is mainly laid to lawn with a paved patio area and a brick built out building.

## 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 :

**Tel: 01352 762300**

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

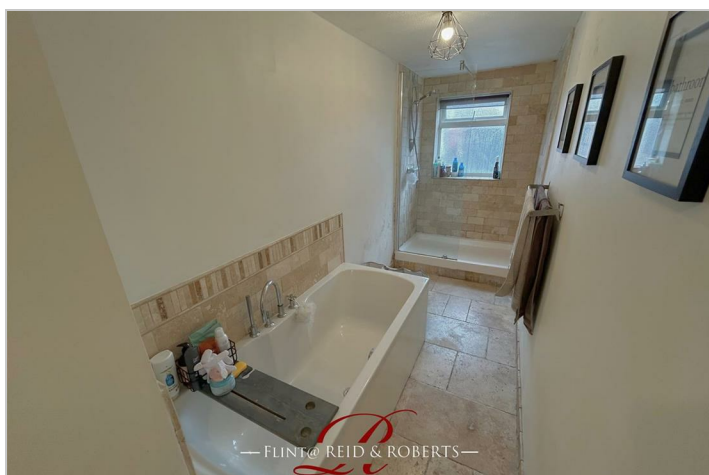
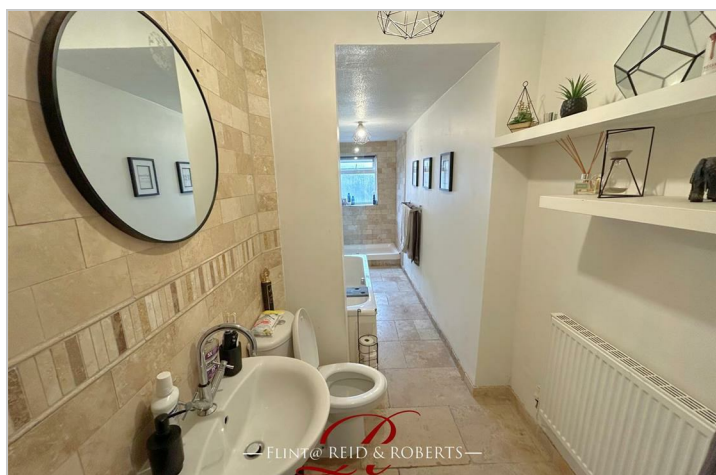
Monday - Friday 9:00am - 5:30pm

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



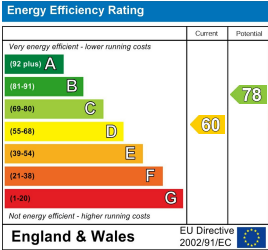
Floor Plan



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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