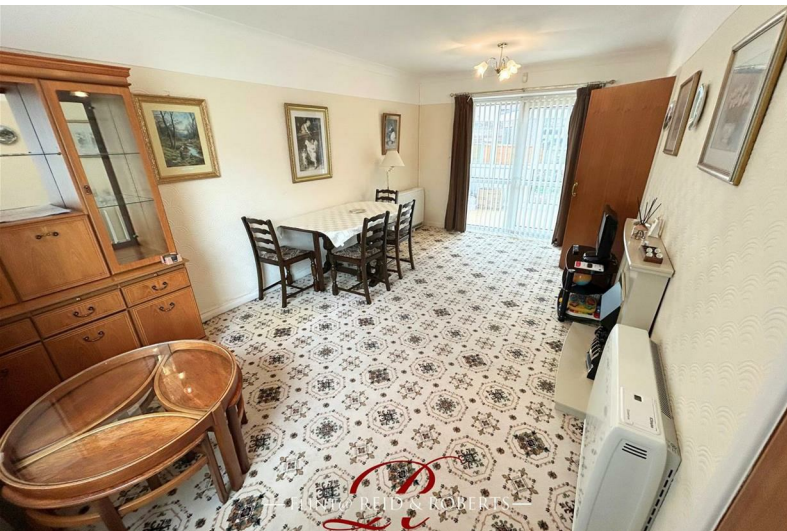




22 Third Avenue

Flint, Flintshire, CH6 5LT

£225,000



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ACCOMMODATION COMPRISES:

The property is approached via a block paved driveway with a pathway leading to the front entrance.

A step leads up to a double glazed Upvc door with side panel opening into:

Entrance Hallway:

Having built in storage cupboard and stairs leading to the first floor accommodation.

Door opening into:

Lounge

17'9 x 10'4 (5.41m x 3.15m)

Having coved ceiling, feature marble effect fire surround with electric fire, two wall mounted storage heaters, Upvc double glazed window to the front elevation and sliding patio doors opening into the Conservatory. Door leads into the Kitchen.

Dining Room

10'5 x 9'9 (3.18m x 2.97m)

Coved ceiling, wall mounted storage heater and double glazed window to the front elevation.

Door opening into:

Kitchen

15'6 x 7'4 (4.72m x 2.24m)

Fitted with a range of wall drawer and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, built in four ring electric hob with electric oven beneath and extractor hood over, void and plumbing for washing machine and space for freestanding fridge freezer.

Double glazed windows to the rear and side elevations. Door leading into:

Conservatory

17'7 x 6'3 (5.36m x 1.91m)

Upvc double glazed 'floor to ceiling' windows with polycarbonate roof, wood effect laminate flooring and wall mounted electric storage heater. Upvc double glazed door opening to the rear garden.

Wet Room

7'6 (max) x 7'4 (2.29m (max) x 2.24m)

Accessible fittings to include 'walk in' shower area with wall mounted electric shower, wash hand basin and low level flush w.c. tiled walls, non slip flooring and double glazed window to the rear elevation.

FIRST FLOOR ACCOMMODATION

Landing

Spacious landing area with double glazed window to the rear elevation and giving access to all bedrooms and shower room.

Bedroom One

12'4 (max) x 10'5 (excl robes) (3.76m (max) x 3.18m (excl robes))

Fitted with a range of built in wardrobes combining hanging space and shelving and with mirror sliding door, built in storage cupboard, wall mounted storage heater and double glazed window to the front elevation.

Bedroom Two

12'4 (max) x 10'5 (3.76m (max) x 3.18m)

Wall mounted heater and double glazed window to the front elevation.

Bedroom Three:

8'4 x 7'11 (2.54m x 2.41m)

Wall mounted heater and double glazed window to the rear elevation.

Shower Room

6'9 x 5'5 (2.06m x 1.65m)

Fitted with a modern three piece suite comprising shower cubicle with wall mounted electric shower, wash hand basin and low level flush w.c. Full wall tiling, vinyl flooring and frosted double glazed window to the front elevation.

Outside:

To the front of the property there is a block paved driveway providing ample 'Off Road' parking and leading to the detached Garage. A pathway leads to the front entrance and there is also a garden area with borders well stocked with a variety of shrubs and plants and dwarf wall boundaries.

The rear garden is mainly paved with stocked borders and bound by wood panelled fencing.

Garage

With up and over door, power and light.

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 and appointments are carried out completely at viewers own risk.

Tel: 01352 762300

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.

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

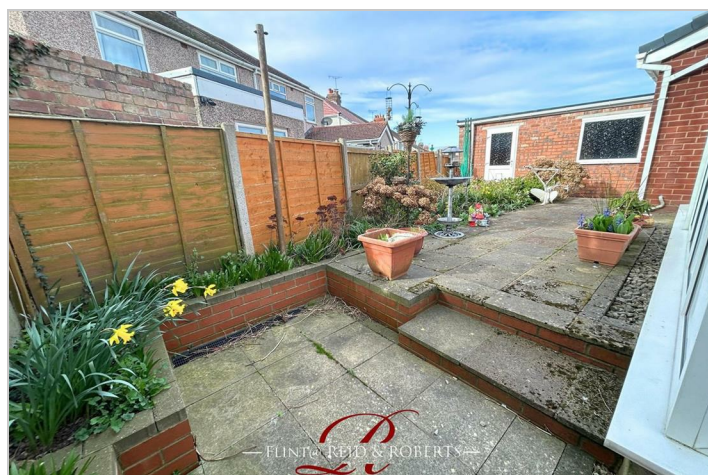
Saturday 9am - 4pm

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.



Road Map



Hybrid Map



Terrain Map



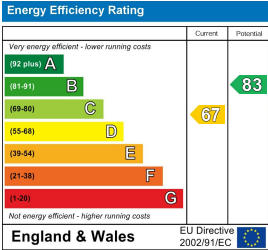
Floor Plan



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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