



## 26 Park Avenue

, Flint, CH6 5DN

£160,000





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## ACCOMMODATION COMPRISES

The property is accessed via a pedestrian gate opening into a low maintenance garden and pathway leading to the front entrance.

Upvc door with decorative inset opens into:

### Entrance Hallway

Walk-in storage cupboard offering useful storage, single panel radiator, textured ceiling, telephone point, frosted window overlooking the utility room and door opening into:

### Lounge

12'11 x 11'6 (3.94m x 3.51m)

Feature wooden fire surround with living flame gas fire set on a tiled hearth, chimney recess with fitted shelving, TV aerial point, textured ceiling with ceiling rose, wood effect laminate flooring, double panel radiator and double glazed window overlooking the front garden.

### OPEN PLAN KITCHEN/DINER

18'4 x 11'10 (max) (5.59m x 3.61m (max))

Fitted with a range of wall drawer and base units with complimentary roll top laminated worktop surface over, stainless steel sink unit with drainer and mixer tap over, splash back wall tiling. void and plumbing for washing machine, space for range cooker with extractor hood and stainless steel splashback, and space for 'American' style fridge/freezer, Textured ceiling, radiator, laminate flooring, double glazed window to the rear elevation and opening into Conservatory.

Double glazed frosted door allows access to:

### Lean to/Utility Area

28'3 (max) x 4'7 (8.61m (max) x 1.40m )

Useful storage utility area with tiled flooring and Upvc doors to the front and rear of the property

### Conservatory

17'3 x 9'4 (5.26m x 2.84m)

Currently utilised as a dining room this makes an excellent addition to the family living space. With dwarf wall and double glazed units to three sides, two double radiators, laminate flooring and 'French' doors opening to the rear garden.

## STAIRS FROM HALLWAY LEAD TO

### Landing Area

Having loft access point, smoke alarm, dado rail and frosted window to the side elevation.

### Bedroom One

12'11 x 10'11 (max) (3.94m x 3.33m (max))

Having a range of fitted wardrobes, double panel radiator and double glazed window to the front elevation.

### Bedroom Two

11'4 x 10'11 (3.45m x 3.33m)

Having fitted wardrobe with sliding doors, double panel radiator and double panel radiator to the rear elevation.

### Bedroom Three

9'5 x 7'7 (2.87m x 2.31m)

With radiator and double glazed window to the front elevation.

### Family Bathroom

6'2 x 4'9 (1.88m x 1.45m)

Fitted with a modern white three piece suite comprising panelled 'P' shaped bath with mains powered shower over and glazed shower screen, pedestal wash hand basin and low level flush w.c. Full wall tiling, tiled flooring, radiator and frosted double glazed window to the rear elevation.

## OUTSIDE

The property is approached by a wrought iron gate giving access to the front garden this has been designed with low maintenance in mind and bound by dwarf brick walling.

To the rear of the property the enclosed garden has a decked area with steps leading down to the patio and artificial grass garden area. There is a garage situated in the rear of the property this has an up and over door and separate courtesy door to the side. There is also an additional building/summer house currently utilised as a bar, the perfect area for entertaining.

### Summer House

14'6 x 8'7 (4.42m x 2.62m)

This versatile room is currently utilised as a Bar/Entertaining room fitted with power and light, double doors opening onto the garden.

Tel: 01352 762300

### To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

#### PLEASE NOTE:

The agents 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

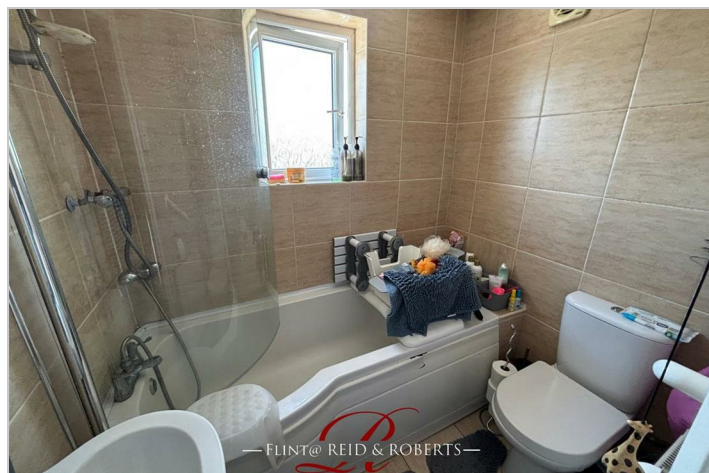
Monday - Friday 9:00am - 5:30pm

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



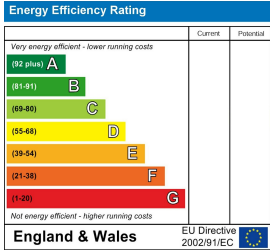
Floor Plan



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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