



27 Kings Avenue

Flint, Flintshire, CH6 5JS

Offers Over £150,000



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Accommodation Comprising:

Step up to upvc double glazed door with decorative inset into:

Entrance Hall:

Upvc double glazed window to the front elevation, double panelled radiator, textured ceiling, stairs leading to first floor and door into:

Lounge:

14'5 x 13'3 (4.39m x 4.04m)

Double glazed window to the front elevation, single panelled radiator, phone point and ariel socket, marble effect fire surround and hearth with living flame gas fire, coved and textured ceiling, dado rail, under stairs storage cupboard housing the boiler and consumer unit with double glazed window to the side elevation.

Door into:

Dining Room:

11'4 x 7'3 (3.45m x 2.21m)

Double glazed window to the side elevation, single panelled radiator, single glazed frosted window into kitchen, coved and textured ceiling.

Doors into:

Family Bathroom:

15'2 x 4'7 (4.62m x 1.40m)

A traditional white three piece suite comprising : double 'walk in' shower with glass sliding door and wall mounted electric shower, pedestal hand wash basin, low level flush w.c, fully tiled walls and partially tiled flooring, double panelled radiator, double glazed frosted window to the rear elevation, textured and coved ceiling, wall mounted light up mirror.

Kitchen:

11'5 x 8'8 (3.48m x 2.64m)

Housing a comprehensive range of wall, drawer and base units with roll top work surfaces over, stainless steel one and a half bowl sink unit with drainer, space for free standing gas cooker, void and plumbing for washing machine, Upvc double

glazed frosted door to the side elevation, double glazed window to the rear elevation, panelled ceiling, vinyl flooring and single panelled radiator.

First Floor Accommodation

Landing:

Loft access hatch, upvc double glazed window to the side elevation, doors into:

Bedroom One:

13'5 x 7'4 (4.09m x 2.24m)

Double glazed window to the front elevation, single panelled radiator, textured ceiling, fitted wardrobes and built in storage cupboard.

Bedroom Two:

10' x 8'5 (3.05m x 2.57m)

Double glazed window to the rear elevation, single panelled radiator, textured ceiling, picture rail and storage cupboard.

Bedroom Three:

7'9 x 7'5 (2.36m x 2.26m)

Upvc double glazed window to the rear elevation, single panelled radiator, textured ceiling.

Outside:

Approaching the property you will find a concrete driveway which leads to the side of the property leading to a wooden gate., to the front there is a small garden with mature bushes and shrubs and bound by a dwarf brick wall. The property boasts a generous sized low maintenance garden to the rear, bound by wood fencing with a featured raised boarder filled with slate chippings an outside water tap is located under the kitchen window.

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

Tel: 01352 762300

PLEASE NOTE:

The agents can accept no responsibility 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

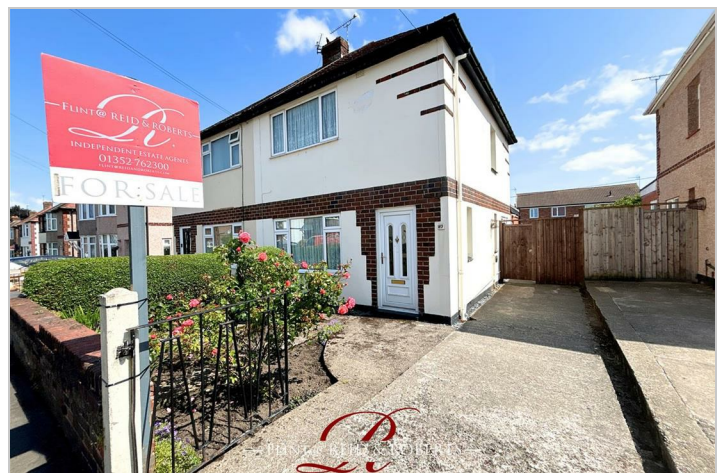
Monday - Friday 9:00am - 5:30pm

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



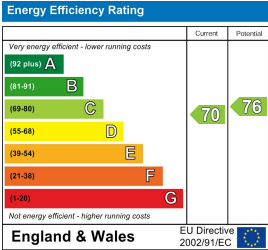
Floor Plan



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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