



2 Albert Avenue

Flint, Flintshire, CH6 5EG

O.I.R.O £170,000



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ACCOMMODATION COMPRISES:

The property is approached via a gravelled driveway providing 'Off Road' parking and leading to the front entrance.

A wood effect pvc door with decorative inset opens into:

Entrance Hallway

Having single panel radiator, wood effect laminate flooring, stairs leading to the first floor accommodation, understairs recess with window to side, built in storage cupboard and double glazed window to the front elevation.

Door opening into:

Lounge

11'4 x 10'8 (3.45m x 3.25m)

Feature fire surround with pebble effect gas fire, picture rail, t.v. aerial point, wood effect laminate flooring, single panel radiator and bay window to the front elevation.

Open Plan Kitchen/Diner

Dining Area

12'2 x 11'6 (3.71m x 3.51m)

Having wood effect laminate flooring, single panel radiator and double glazed 'French' doors opening to the rear garden.

Kitchen

16'8 x 7'2 (5.08m x 2.18m)

Fitted with a range of cream wall, drawer and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, void and plumbing for washing machine and dishwasher, built in four ring electric hob with oven beneath and extractor hood over. Wood effect laminate flooring, double glazed door opening to the side and double glazed window overlooking the rear garden.

STAIRS FROM HALLWAY LEAD UP TO:

Landing

With loft access point and double glazed window to the side elevation.

Providing access to:

Bedroom One

12'10 x 10'32 (3.91m x 3.05m)

Having single panel radiator and double glazed window to the rear elevation.

Bedroom Two

11'6 x 10'4 (3.51m x 3.15m)

Currently used as a dressing room with built in storage including hanging rails and drawer. Single panel radiator and double glazed window to the front elevation.

Bedroom Three

7'3 x 6'2 (2.21m x 1.88m)

With single panel radiator and double glazed window to the front elevation.

Shower Room

7'1 x 6'2 (2.16m x 1.88m)

Fitted with a modern suite comprising walk in shower with wall mounted electric shower, pedestal wash hand basin and low level flush w.c. Ceiling spotlights, vinyl splashback, radiator, skylight and double glazed window to the rear elevation

OUTSIDE

To the front of the property there is a gravelled driveway providing 'Off Road' parking for two vehicles and leading to the front entrance with boundaries defined by brick walling. To the side there is a wooden gate giving access to the rear. The enclosed rear garden is private and mainly laid to lawn with wall and fence boundaries.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability,

Tel: 01352 762300

buying position and contact details to :
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.

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

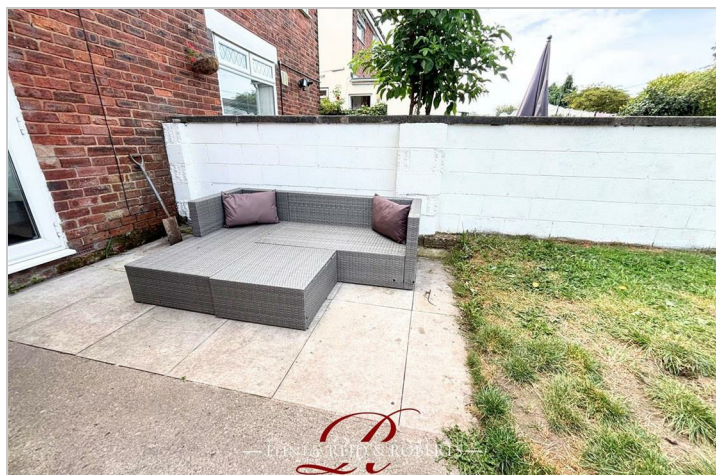
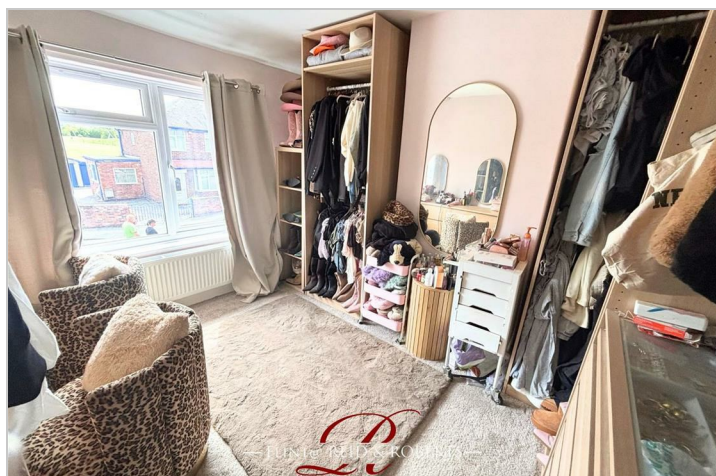
Saturday 9am - 4pm

Disclaimer

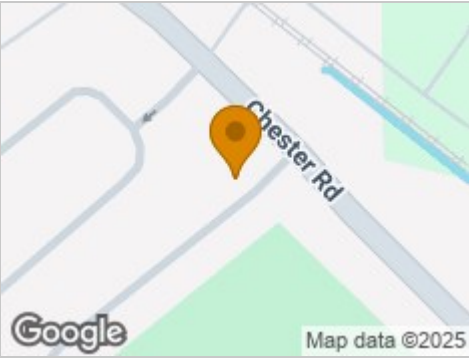
These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

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



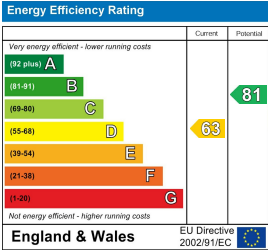
Floor Plan



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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