



10 First Avenue

, Flint, CH6 5LR

£149,950



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ACCOMMODATION COMPRISES:

The property is approached via a driveway giving access to the front entrance. Upvc double glazed double doors opening to:

Enclosed Porch

Tiled floor, Upvc door with frosted inset and matching side panels, opening in to:

Entrance Hallway

Stairs leading to the first floor accommodation, understairs storage cupboard, double panel radiator and doors into:

Lounge

14'5" x 13'9" (4.39m x 4.19m)

Having feature brick fire place with living flame gas fire, t.v aerial point, picture rail, double panel radiator and double glazed bay window to the front elevation.

Dining Room

10'7" x (3.23m x)

Having coved ceiling, wall mounted gas fire, t.v. aerial point, double panelled radiator and double glazed window to the rear elevation.

Kitchen/Breakfast Room

18'6" x 10'2" (5.64m x 3.1m)

Fitted with a range of wall, drawer and base units with wood effect work surfaces over and incorporating complimentary breakfast bar, stainless steel sink unit with drainer and mixer tap over, space for free standing electric cooker with extractor hood over, void and plumbing for washing machine and dishwasher and space for free standing fridge freezer. Wood effect laminate flooring, double panel radiator, double glazed window overlooking the rear garden and double glazed door to the side elevation.

STAIRS FROM HALLWAY LEAD TO:

First Floor Landing

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

Doors leading into:

Bedroom One

12'2" x 9'8" (3.71m x 2.95m)

Fitted with a range of wardrobes with mirror sliding doors, picture rail, double panel radiator and double glazed window to the front elevation.

Bedroom Two

12'2" x 9'8" (3.71m x 2.95m)

With built in storage cupboard, picture rail, double panel radiator and double glazed window to the rear elevation.

Bedroom Three

8'7" by 6'9"

With telephone point, radiator and double glazed window to the front elevation.

Bathroom

Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c. Full wall tiling, vinyl flooring, cupboard housing central heating boiler, double panel radiator and frosted double glazed window to the rear elevation.

Garage

With up and over door to the front, power and light.

Outside

The front of the property is approached via a shared driveway that gives access to the front entrance. Double glazed doors open into the porch. There is also a lawned garden area bound by dwarf brick walls.

To the rear there is a low maintenance garden with artificial lawned area and patio area. Borders well stocked with a variety of shrubs and plants and bound by wood panelled fencing.

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.

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



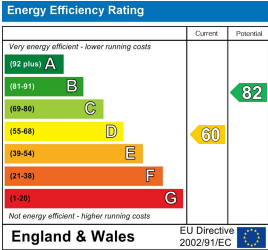
Floor Plan



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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