



11 Fourth Avenue

, Flint, CH6 5LX

£159,950



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Accommodation Comprising:

Upvc double glazed door with glazed panel opens to:

Entrance Hall

Stairs leading to the first floor accommodation, single panelled radiator, wall mounted coat hooks and door into:

Lounge

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

Upvc double glazed bay window to the front elevation, double panelled radiator, textured ceiling, brick fire surround with living flame gas fire and fitted shelving, wood flooring and door into:

Dining Room

10'7 x 7'4 (3.23m x 2.24m)

Upvc double glazed window to the rear elevation, double panelled radiator, textured ceiling, quarry tiled flooring, understairs storage cupboard and opening to:

Kitchen

8'10 x 6'3 (2.69m x 1.91m)

Housing a range of wall, drawer and base units with complimentary roll top work surfaces over, space for free standing electric cooker with extractor hood over, void and plumbing for washing machine, space for under counter fridge/ freezer, Upvc double glazed window to the rear elevation over looking the garden, splash back tiling, vinyl flooring and Upvc double door opening to the rear.

Bathroom

7'2 x 5'9 (2.18m x 1.75m)

Fitted with a three piece suite comprising: Panelled bath with thermostatic shower over, pedestal wash hand basin and low level flush w/c. Splash back wall tiling, Upvc double glazed frosted window to the side and quarry tiled floor.

FIRST FLOOR ACCOMMODATION

Landing

Upvc double glazed frosted window to the side elevation, loft access hatch and doors into:

Bedroom One

14'3 x 9'5 (4.34m x 2.87m)

Upvc double glazed bay window to the front elevation, double panelled radiator, cast iron ornamental fire place, picture rail and carpeted flooring.

Bedroom Two

10'8 x 8'2 (3.25m x 2.49m)

Upvc double glazed window to the rear elevation, picture rail and carpeted flooring.

Bedroom Three

10'8 x 8'2 (3.25m x 2.49m)

Upvc double glazed window to the rear elevation and cupboard housing the central heating boiler.

Outside

The property is accessed via a wooden gate that opens onto a concrete pathway leading to both the front and rear entrances. To the front, there is a small lawned garden with mature hedging providing a good degree of privacy.

The rear garden is mainly laid to lawn and features a concrete patio bordered by a low brick wall. Steps lead up to a paved central pathway with lawns on either side, all enclosed by wooden fence panelling.

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

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

Tel: 01352 762300

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



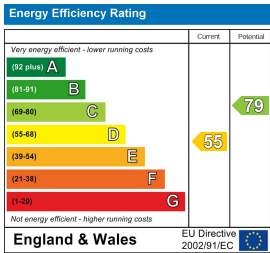
Floor Plan



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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