

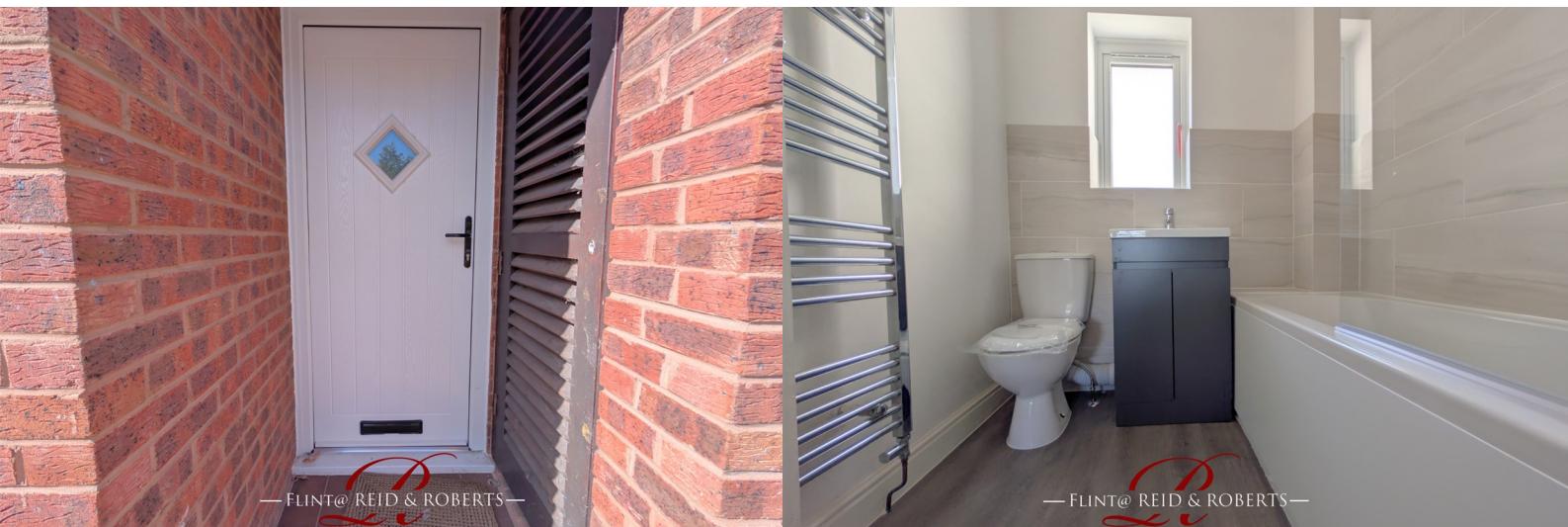


—FLINT@ REID & ROBERTS—

68 Brushwood Avenue

, Flint, CH6 5YG

£165,000



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Accommodation Comprising:

Open storm porch with built in storage cupboard housing the utility meters.

Upvc double glazed front door with diamond glazed unit opens to:

Entrance Hall

Stairs leading to the first floor accommodation with open storage beneath and doors into:

Lounge

13'6 x 13'5 (4.11m x 4.09m)

Upvc double glazed French Doors opening to the rear garden, double panelled radiator and carpet flooring.

Kitchen

10'8 x 7'6 (3.25m x 2.29m)

Housing a newly fitted kitchen comprising a range of wall, drawer and base units with marble effect roll top work surfaces over, inset stainless steel sink and drainer unit, splash back wall tiling, 5 ring gas hob with stainless steel splashback and extractor over, eye level built in double oven, integrated fridge/freezer, void and plumbing for washing machine, central heating boiler housed in cupboard, vinyl flooring, double panel radiator and upvc double glazed window to the front elevation.

STAIRS FROM HALLWAY LEAD TO:

Landing

Loft access hatch and doors into:

Bedroom One

11'6 x 10'0 (3.51m x 3.05m)

Double glazed window to the front elevation, double panelled radiator and built in storage cupboard. .

Door into:

En-Suite Shower Room

7'6 x 3'6 (2.29m x 1.07m)

Newly fitted three piece suite comprising: tiled shower

enclosure with wall mounted electric shower and sliding glazed screen, pedestal wash hand basin with splashback tiling and low level w/c, double glazed frosted window to the side elevation, chrome towel heater and extractor fan.

Bedroom Two

10'4 x 7'6 (3.15m x 2.29m)

Double glazed window to the rear elevation and double panelled radiator.

Family Bathroom

6'2 x 6'0 (1.88m x 1.83m)

Fitted with a white three piece suite comprising panelled bath with mixer tap and overhead shower attachment, wash hand basin set in unit, and low level flush w.c., partial wall tiling, vinyl flooring, chrome towel radiator and frosted double glazed window to the rear elevation.

Outside

The front of the property is approached via a stepped pathway leading to the front entrance and outside storage cupboard. To the side there is an allocated space and lawned garden. There is access to the rear garden being mainly laid to lawn and with a paved patio area enclosed by wood fence panelling.

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroborts.com

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts 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 be 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

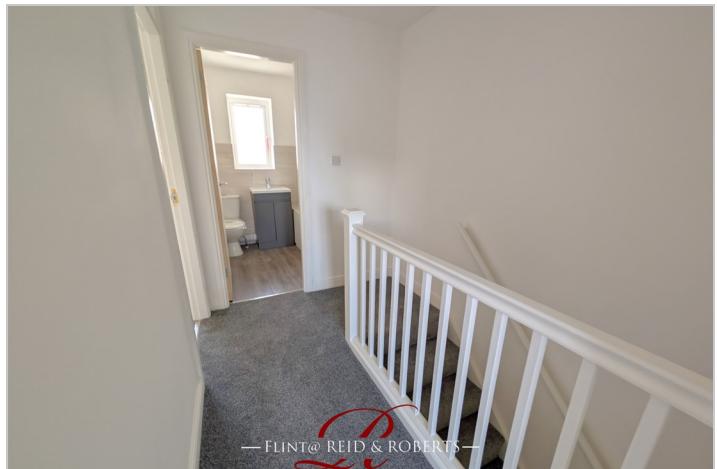
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



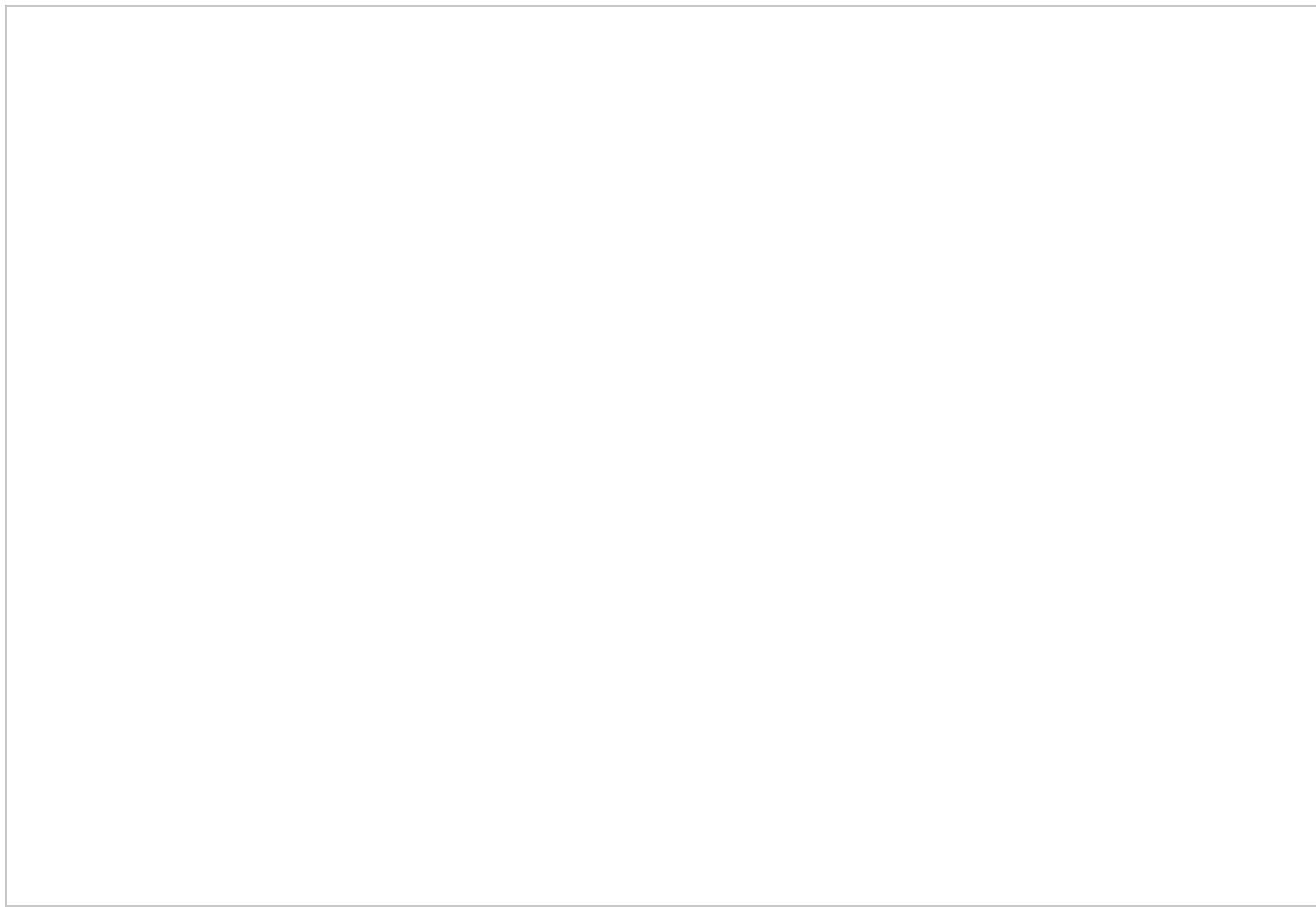
Hybrid Map



Terrain Map



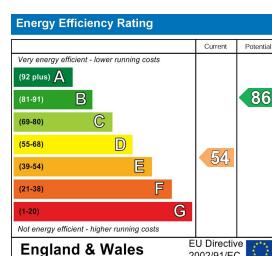
Floor Plan



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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