



10 Kings Avenue  
, Flint, CH6 5JR

Offers Over £120,000



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## ACCOMMODATION COMPRISSES:

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

A upvc door leads into:

### Entrance Hallway

With stairs leading to the first floor accommodation and window to the side elevation.

Door opening into:

### Lounge

14'8 x 13'5 (4.47m x 4.09m)

Having brick fire surround with wooden mantle and shelving, t.v. aerial point, wood effect laminate flooring, radiator and double glazed bay window to the front elevation.

Double doors opening into:

### Dining Room

16'9 x 7'4 (5.11m x 2.24m)

With wood effect flooring, radiator and double glazed door to the side elevation.

Door leading into the wet room and opening into:

### Kitchen

10'9 x 9'5 (3.28m x 2.87m)

Fitted with a range of wall draw and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, space for freestanding cooker and space for under counter appliances. Vinyl flooring, double panel radiator and double glazed windows to the side and rear elevation.

### Wet Room

10'8 x 6'5 (3.25m x 1.96m)

Fitted with a wall mounted electric shower, pedestal wash hand basin and low level flush w.c. Non slip flooring, double panel radiator and frosted double glazed window to the rear elevation.

## STAIRS FROM HALLWAY LEAD TO:

### First Floor Landing

With loft access point and providing access to all bedrooms.

### Bedroom One

13'5 x 12'7 (4.09m x 3.84m)

Having built in cupboard with shelving and housing central heating boiler, radiator and double glazed bay window to the front elevation.

### Bedroom Two

10'6 x 8'7 (3.2m x 2.62m)

With radiator and double glazed window to the rear elevation.

### Bedroom Three

7'9 x 7'6 (2.36m x 2.29m)

With radiator and double glazed window to the rear elevation.

## OUTSIDE

The front of the property is approached via a driveway providing parking leading to the front entrance. The driveway extends to the side of the property leading to a rear garden.

## 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@reidandroborts.com](mailto:flint@reidandroborts.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



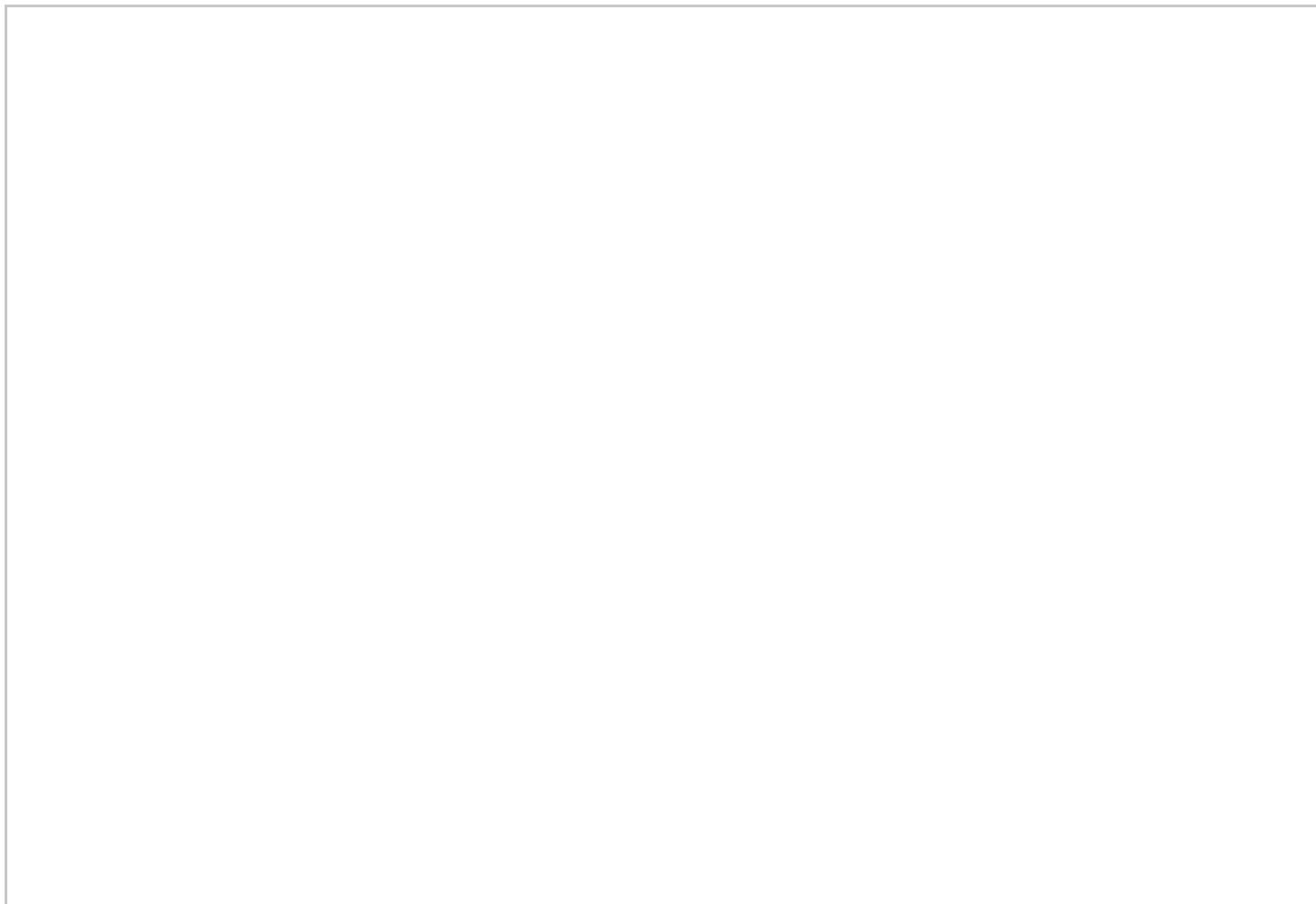
## Hybrid Map



## Terrain Map



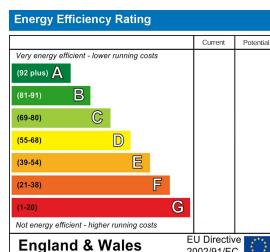
## Floor Plan



## 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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