



36 Queens Avenue  
, Flint, CH6 5JW

Offers Around £160,000





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## Lounge:

16'4 x 13'4 (4.98m x 4.06m)

Double Glazed bay window to the front elevation, double panelled radiator, wood fire surround, picture rail, understairs cupboard, door into:

## Kitchen/Dining Room:

16'7 x 7'4 (5.05m x 2.24m)

Housing a range of wall, drawer and base units, stainless steel sink and drainer unit with mixer tap over, complementary roll top work surfaces over, built in electric oven and hob with extractor fan over, Double glazed windows to the rear elevation, single panelled radiator, wood effect laminate flooring upvc double glazed door with frosted panel providing access to outside.

## Landing:

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

## Bedroom One:

13'4 x 10'3 (4.06m x 3.12m)

Upvc double glazed bay window to the front elevation, double panelled radiator, picture rail, carpet flooring.

## Bedroom Two:

11'2 x 8'7 (3.4m x 2.62m)

Double glazed window to the rear elevation, double panelled radiator, picture rail, carpet flooring .

## Bedroom Three:

7'10 x 7'8 (2.39m x 2.34m)

Double glazed window to the rear elevation, single panelled radiator, picture rail, carpet flooring.

## Family Bathroom:

6'5 x 5'1 (1.96m x 1.55m)

Double Glazed frosted window to the side elevation, double panelled radiator, three piece suite comprising a panelled bath with electric shower over, low level flush w.c and pedestal hand wash basin, fully tiled floors, and vinyl flooring.

## Outside:

Approaching the property are wrought iron gates and a paved driveway, which leads down the side of the property and to the front door. There is also a bed of decorative stone. To the rear, there is an outbuilding attached to the property, along with a patio area and mainly laid to lawn bound by wood fence panelling.

## 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.

## 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

Tel: 01352 762300

### 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.

### 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](mailto: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 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.



Road Map



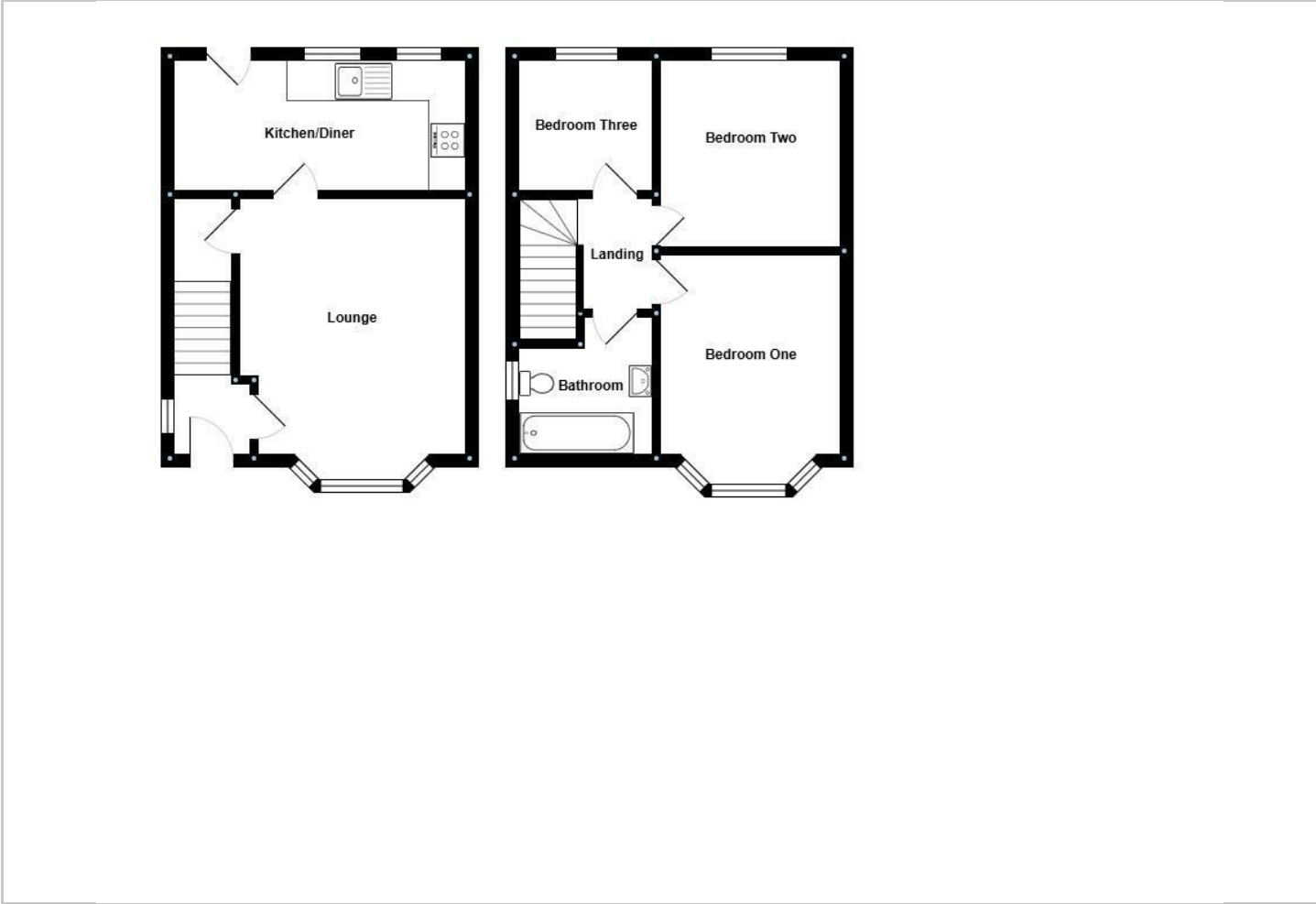
Hybrid Map



Terrain Map



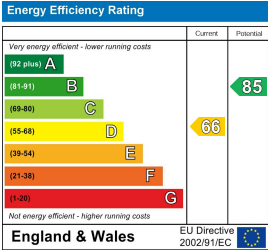
Floor Plan



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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