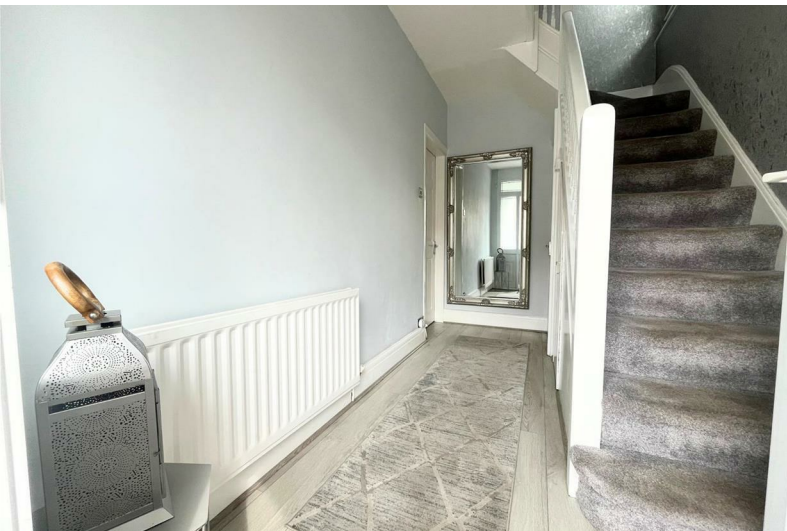




19 First Avenue

, Flint, CH6 5LP

Offers Over £180,000



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Accommodation Comprising:

Traditional arch open canopy porch with black and white tiled step, Upvc door with decorative glazed inset and complimentary side panels opens into:

Entrance Hallway

Turned staircase leading to the first floor accommodation, two under-stairs storage cupboards and double panelled radiator.

Door leading into:

OPEN PLAN, L-SHAPED LOUNGE/DINING ROOM

Lounge

11'9" x 10'10" (3.58 x 3.30)

Double glazed bay window to the front elevation, double panelled radiator, t.v.aerial point and wood effect laminate flooring.

Opens into:

Dining Room

18'8" x 8'0" (5.69 x 2.44)

Living flame gas fire set on a marble hearth with coordinating backdrop and wooden surround, contemporary wall mounted vertical radiator, wood effect laminate flooring, double glazed window to the side elevation and double glazed Upvc French doors leading to the rear garden.

Door leading into:

Kitchen

9'8" x 9'2" (2.95 x 2.79)

Fitted with a range of modern white gloss, wall, drawer and base units with decorative work surfaces over, acrylic sink unit with drainer and mixer tap, splash back Metro wall tiling, integrated appliances include: washing machine, dishwasher, fridge and freezer, built in four ring electric 'Induction' hob with electric oven below and extractor hood. High gloss tiled flooring and Upvc double glazed window to the side and rear elevations.

FIRST FLOOR ACCOMMODATION

Landing

Upvc double glazed frosted window to the side elevation, loft access, and doors leading off to:

Bedroom One

13'3" (max) x 10'2" (excluding wardrobes) (4.04 (max) x 3.10 (excluding wardrobes))

Fitted with a range of wardrobes with mirror sliding doors, textured ceiling, single panelled radiator and Upvc double glazed bay window to the front elevation.

Bedroom Two

12'0" x 11'3" (3.66 x 3.43)

Single panelled radiator and Upvc double glazed window to the rear elevation.

Bedroom Three

7'8" x 6'7" (2.34 x 2.01)

Single panelled radiator and Upvc double glazed window to the front elevation.

Family Bathroom

Fitted with a contemporary white suite comprising: panelled bath with shower attachment over, wash hand basin set in vanity unit and low level flush w.c. Full wall tiling, laminate flooring, heated towel rail, recessed spotlights, chrome fixtures and Upvc frosted double glazed window to the rear elevation.

Outside

The garden to the front has been designed for easy maintenance and laid with decorative slate chipping which provide an off road parking space and continues to the side of the property with a paved pathway with brick edging leads to the front entrance.

There is a generous sized garden to the rear of the property that is mainly laid to lawn with two raised decked area to the rear boundary and a wooden pagoda

EPC RATING - E

COUNCIL TAX - BAND C

Tel: 01352 762300

Viewing Arrangements

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

Due to the current situation with Covid-19 we will ensure all doors are open and clients take appropriate action and follow the strict government guidelines issued.

A 'Property Viewing Health Disclosure Declaration' may be required to be signed to ensure the safety of staff and viewers.

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of

Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information please call 01352 762300.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

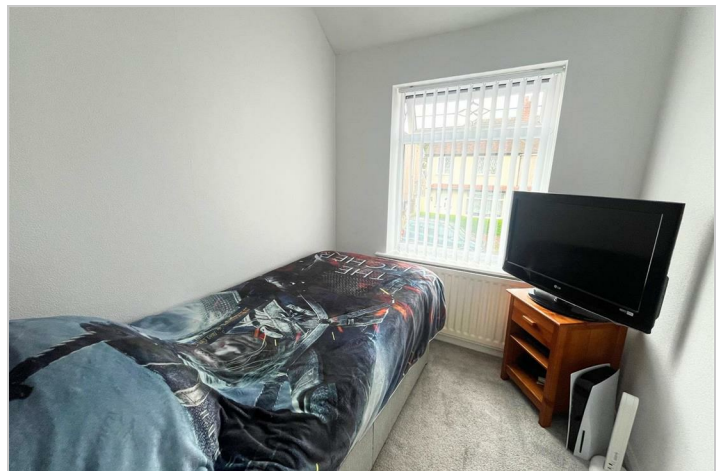
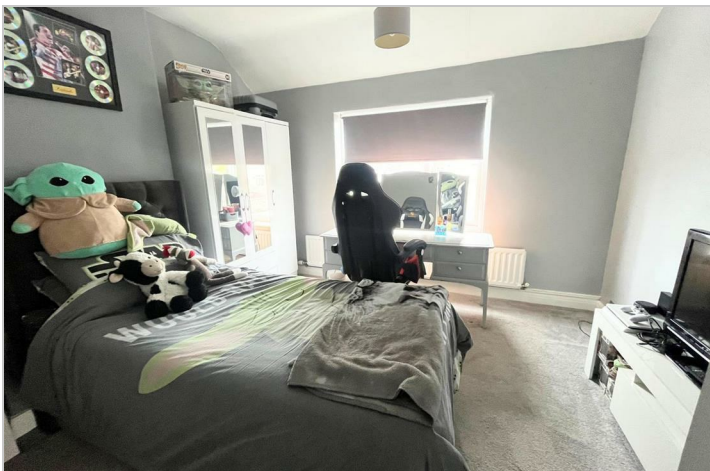
Hours of Business

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

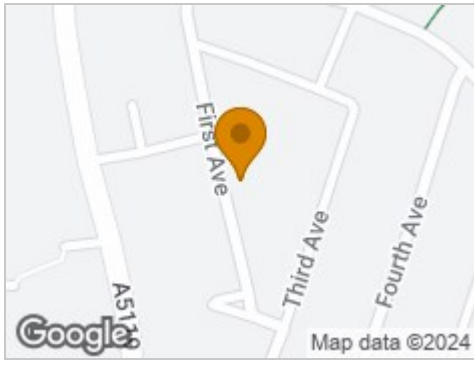
Saturday 9:00am - 4:00pm

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.



Road Map



Hybrid Map



Terrain Map



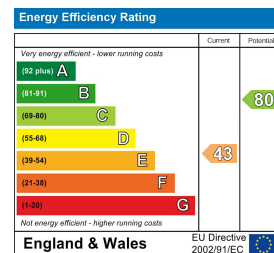
Floor Plan



Viewing

Please contact our Flint at Reid & Roberts Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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