



Brushwood Avenue
Flint


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£180,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

44 Brushwood Avenue

Flint, Flint

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 3 BEDROOMS
- SEMI DETACHED HOUSE
- PERFECT FIRST HOME OR FAMILY HOME
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- VIEWS OVER THE DEE ESTUARY
- EASY ACCESS TO A55, CHESTER, LIVERPOOL, MANCHESTER AND THE WIRRAL
- POPULAR RESIDENTIAL ESTATE


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk



Entrance Hallway

Accessed via a modern composite door, laminate floor, carpeted stairs to the first floor, cottage style door opening to the lounge

Lounge

13' 7" x 12' 2" (4.14m x 3.71m)

PVC double glazed window to the front aspect, wall mounted radiator, built in entertainment area with wall mounted electric fire and space for a wall mounted TV, understairs storage cupboard, cottage style door opening to the kitchen/diner

Kitchen/Dining Room

17' 0" x 8' 5" (5.18m x 2.57m)

A range of fitted wall, drawer and base units, worktop with stainless steel sink unit with mixer tap, plumbing for a washing machine, plumbing for dishwasher, integrated oven with induction hob and extractor hood. PVC double glazed window overlooking the rear, laminate floor, PVC double glazed french doors opening to the rear garden, wall mounted radiator



First Floor Landing

PVC double glazed window to the side, carpeted floor, cottage style doors to bedrooms, bathroom, access to roof space

Bedroom One

12' 8" x 9' 9" (3.86m x 2.97m)

PVC double glazed window to the front with stunning views over Liverpool and the Dee Estuary, carpeted floor, wall mounted radiator

Bedroom Two

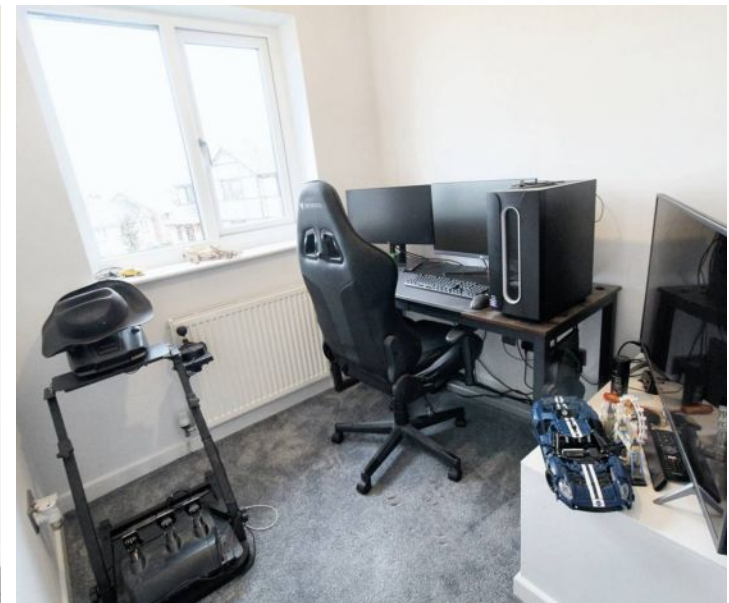
10' 2" x 8' 5" (3.10m x 2.57m)

PVC double glazed window to the rear, wall mounted radiator, carpeted floor

Bedroom Three

11' 3" x 6' 7" (3.43m x 2.01m)

PVC double glazed window to the front, carpeted floor, wall mounted radiator





FRONT GARDEN

Laid to lawn with pathway leading to the composite door

REAR GARDEN

Laid to lawn with a paved patio area, a wealth of mature trees, shrubs and flower beds, outside tap, access to the front via a timber gate

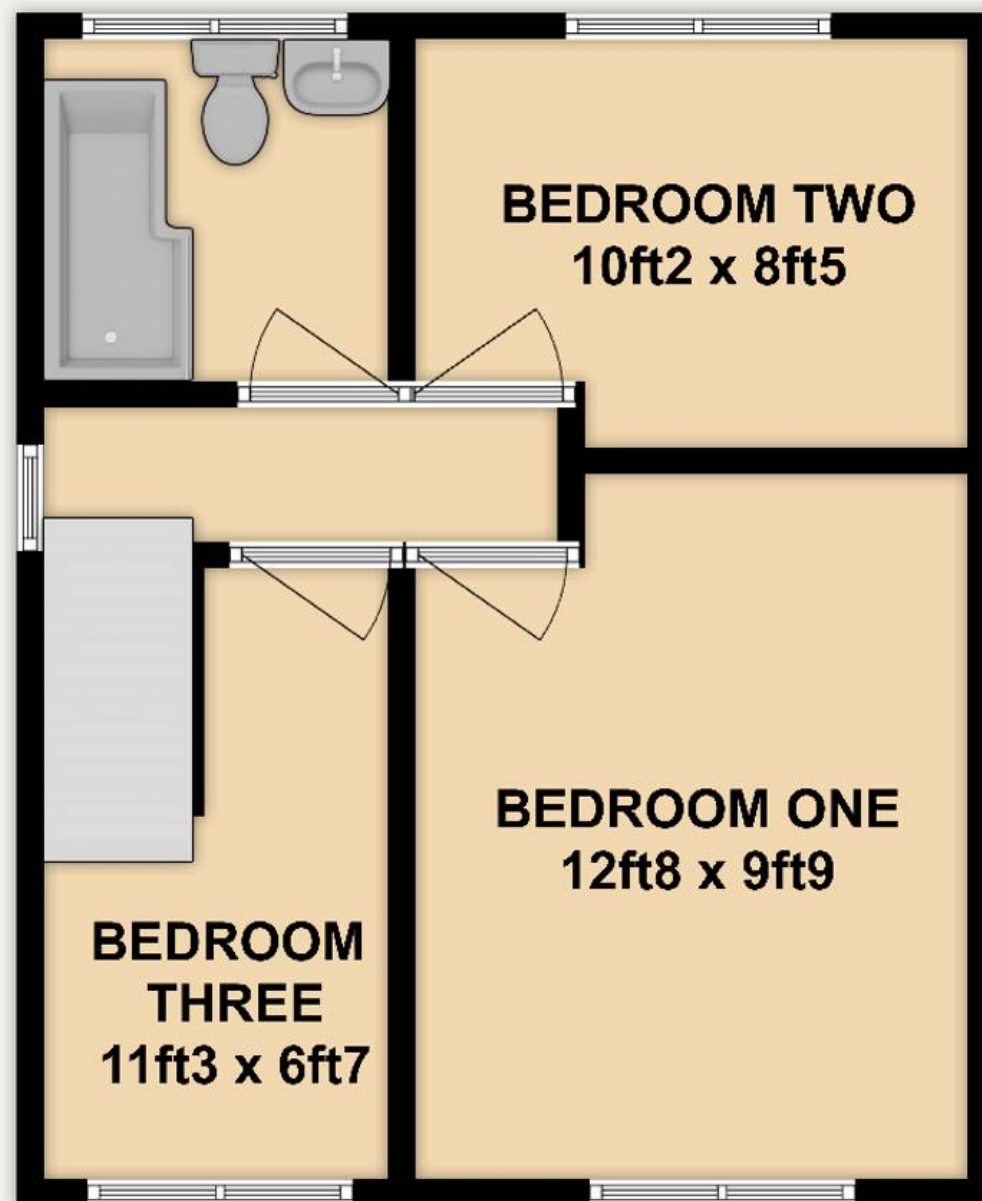
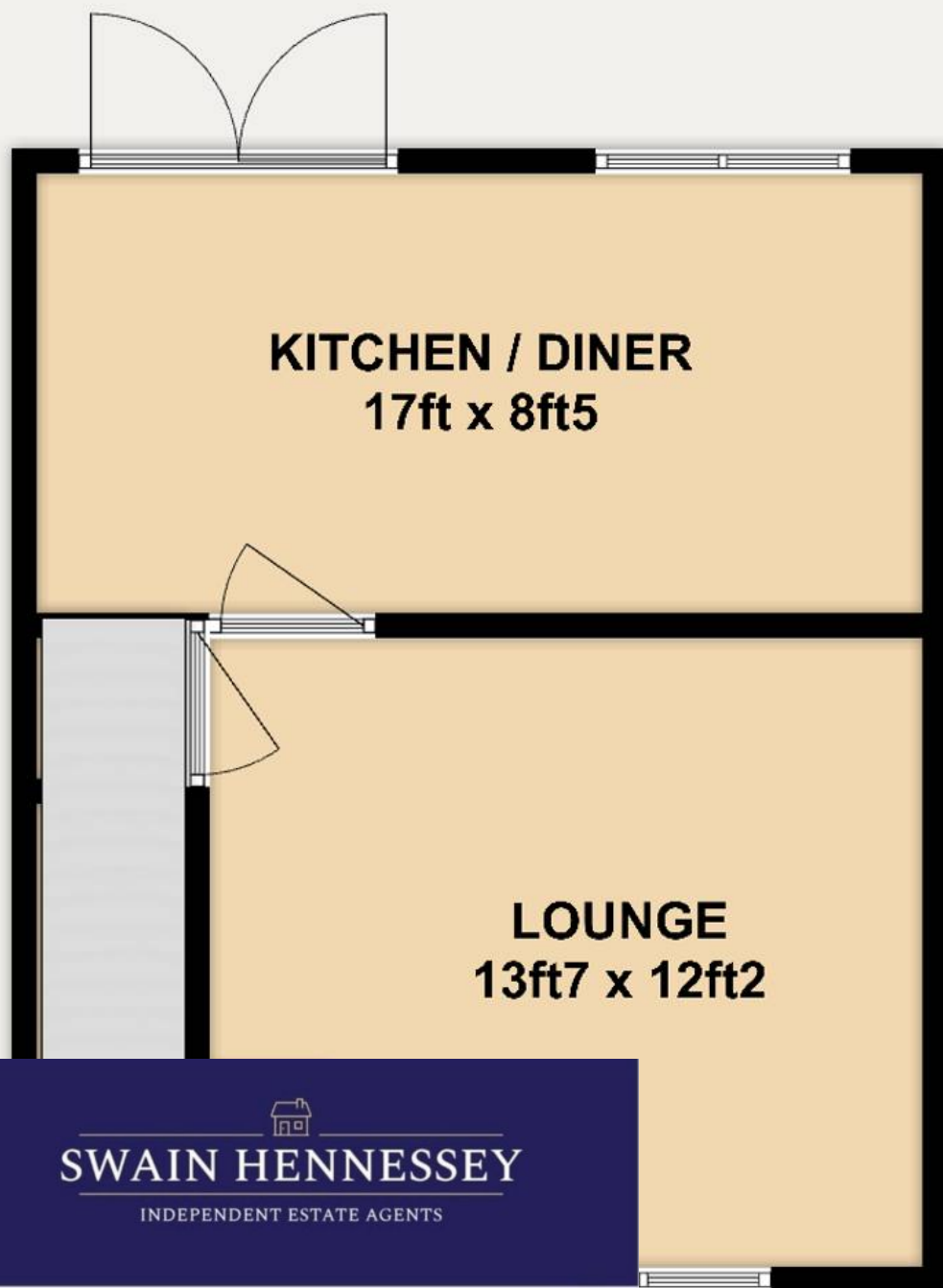
DRIVEWAY

3 Parking Spaces

Hardstanding with off road parking for circa 3 vehicles








SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk



SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing, please contact

Nicky Swain

t: 07926 488 158

e: nicky@swainhennesseyestateagents.co.uk

Amy Hennessey

t: 07926 488 158

e: amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk