

Your home at heart.

12a Edwin Drive Flint CH6 5QJ

£169,950



- Detached House
- Loft Room
- Sought After Location
- Lovely Private Rear Garden
- Three Bedrooms
- Walking Distance to Local Primary & High Schools
- Detached Garage with Off Road Parking

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Edwin Drive Flint CH6 5QJ

£169,950



Does this property work within your budget?

Find out today!

☎ 01244 836 636

📘 via Facebook

A woman with short brown hair, wearing a green turtleneck, is shown in profile, looking upwards and to the right with her hand to her chin in a thoughtful pose. The background is a solid yellow color.

Your home at heart.

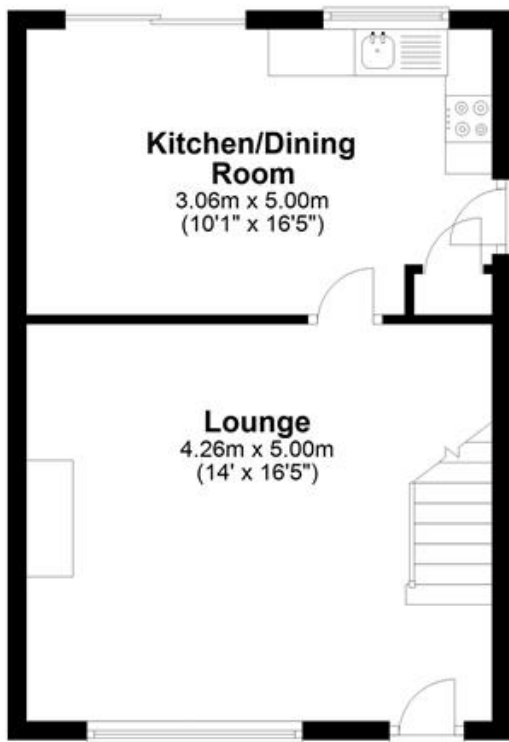


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Floor Plans

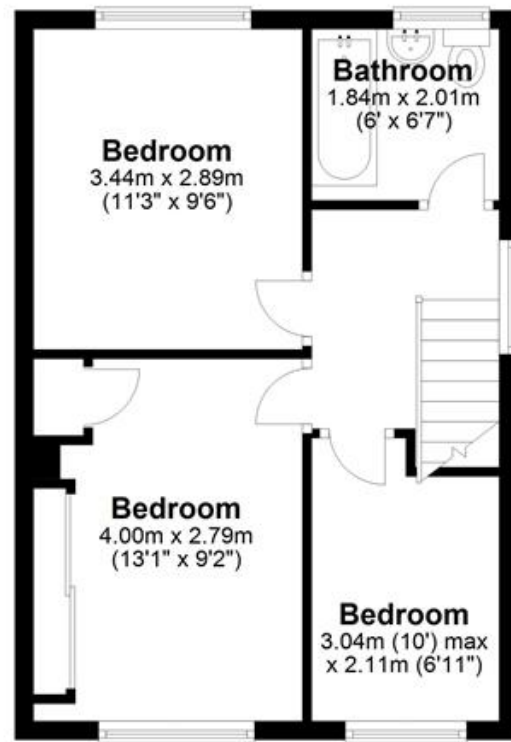
Ground Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Total area: approx. 74.3 sq. metres (799.2 sq. feet)

Introduction

This three bedroom detached property is situated in a popular residential area in Flint. The property is well presented and has some fantastic features.

Briefly comprising entrance hall into a spacious lounge, large kitchen/diner, three bedrooms, family bathroom and a loft room. At the front of the property there is off road parking for two/three cars which leads to a good size detached garage. At the rear there is a lovely private low maintenance garden that is not overlooked.

Photos

Please be advised most of our photos are taken with a wide angle lens which can sometimes make the appearance of rooms look bigger. The aim is not to mislead but to show as much of the room off as possible. Prior to viewing we advise you to refer to the room measurements.

Entrance Hall

Access via UPVC door into lounge.

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Lounge 13' 11" by 16' 3" (4m 25cm by 4m 96cm)

Spacious lounge with double glazed window to front aspect. New carpet, radiator, ceiling light. Wood fire surround with new brass gas fire.

Kitchen/diner 10' by 16' 2" (3m 4cm by 4m 94cm)

Great size kitchen/diner with a range of wall and base units, wood effect contrasting worktops with upstand, stainless steel sink with mixer tap. Integrated oven with hob and extractor fan. Space and plumbing for washing machine & dishwasher. Under counter space for fridge & freezer. Part tiled walls and splashback. Vinyl flooring, radiator and two ceiling lights. Double glazed window to rear aspect and sliding doors providing access to the rear garden. Space for dining table and chairs. UPVC door to side aspect.

Stairs/ Landing

Access from the lounge, new carpet, ceiling light and loft access. Space for storage under the stairs. Double glazed window to side aspect.

Bedroom One 13' by 9' (3m 97cm by 2m 75cm)

New carpet, radiator, ceiling light. Double glazed window to front aspect. Sliding wardrobes with great storage space

Bedroom Two 11' 1" by 9' 5" (3m 39cm by 2m 86cm)

New carpet, radiator, ceiling light. Double glazed window to rear aspect. Space for storage.

Bedroom Three 10' 1" by 7' (3m 7cm by 2m 13cm)

New carpet, radiator, ceiling light. Double glazed window to front aspect. Space for storage.

Loft Room 8' 11" by 16' 9" (2m 72cm by 5m 11cm)

A fantastic spacious room with sky lights. Plenty of storage space in the eaves. Access from drop down loft ladder onto landing area.

Bathroom

White suite comprising of bath with shower over, hand basin & w/c. Vinyl flooring and fully tiled walls. Radiator, ceiling light and double glazed window to rear aspect.

Outside

This property has great low maintenance gardens. At the front there is off road parking for two/three cars which leads to a good size detached garage. At the rear there is a lovely private garden, not overlooked with a fabulous indian stone patio perfect for outside dining.

Virtual Tour

Please take a look at our website www.keystonepmc.co.uk to conduct a virtual reality viewing of this property.

To Arrange a Viewing

Contact Keystone on 01244 836636

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Facebook Live Video

A live video has been carried out at this property by Ben Roberts, showing the property and discussing the main features and the surrounding area. Please take a look at our Facebook page to view this. (Keystone Estate Agents)

Mortgage Advice

At Keystone we are not your average everyday estate agent. We have fully qualified Mortgage Consultants in house so you can walk in and expect to receive independent mortgage advice from across the whole market place, six days a week. We consider all sorts of circumstances and will work hard to find you the best deal on the market. Pop in today or give us a call on 01244 836636.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

Keystone is authorised and regulated by the Financial Conduct Authority

NOTE FROM KEYSTONE

Mistakes can happen when writing up details and Keystone advises any potential buyer to confirm what is and isn't being left at the property with the vendor prior to making any offers. The buyer is responsible for checking all details and houses are sold as seen.

Keystone has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

We follow the government guide - Consumer protection from unfair trading regulations 1999. For more details of this go to www.gov.uk/government/publications/unfair-standard-terms-in-consumer-contracts

Additional Information from Vendor:

Property was built in approx 1971

Council Tax Band D

Boiler located in Front bedroom

Boiler installed 2007

Gas/Electric on monthly bills

Water is on a meter

Attic is boarded and has drop down ladder

Windows installed over 20 years ago

Property has new carpets throughout, cavity wall insulation, new gas fire in lounge & velux windows in the attic.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

Energy performance certificate (EPC)

12A EDWIN DRIVE FLINT CH6 5QJ	Energy rating C
Valid until 2 May 2031	Certificate number 2592-1016-5261-6771-9662

Property type Detached house

Total floor area 74 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)