

Maes Gwyn, Flint, CH6 5EE

Grow
SALES + LETTINGS

Auction Guide Price; £95,000

- Buy to Let Investment with Long Term Tenant in Place (20 years)
- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Great Access to Local Amenities
- Great Access to Chester and North Wales
- Chain Free
- Rear Garden

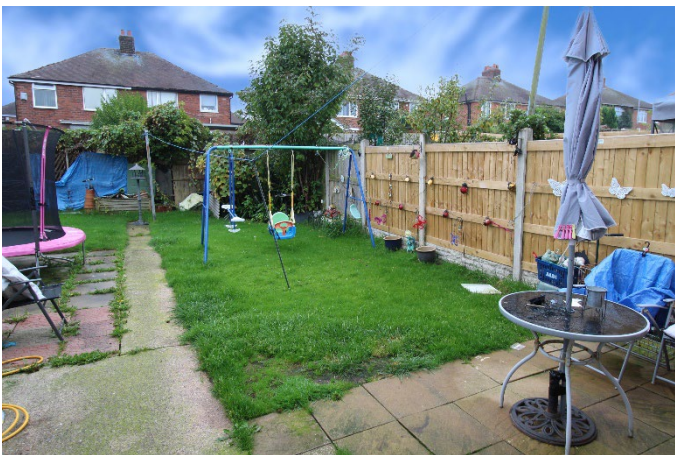


Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95000

BUY TO LET INVESTORS, PERFECT INVESTMENT WITH LONG TERM TENANT IN PLACE

A nicely presented 3 bedroom semi detached set in a quiet estate close to Flint, with excellent access to Chester, Manchester, Liverpool and North Wales its a lovely home with a long term excellent tenant.

An ideal investment for both investment companies or smaller landlords looking to grow their portfolio The property boasts 3 bedroom, family bathroom, 2 reception rooms, kitchen, large rear garden, brick built storage shed and off road parking.



Grow Property North Wales

Phone: 01352 250 223, Email: sales@growproperty.co.uk

www.growproperty.co.uk

Front

Set back from the road with off road parking for circa 2 vehicles, a front garden laid to decorative pebbles, access to the rear via a timber gate. Composite door opening to the entrance hallway

Entrance Hall

Wood laminate floor, wall mounted radiator, PVC double glazed window to the side, stairs to the first floor, doors opening to dining room and kitchen

Living Room 12' 11" x 8' 7" (3.93m x 2.61m)

PVC double glazed window to the front aspect, wall mounted radiator, wood laminate floor, archway opening to the reception room



Reception Room 12' 0" x 11' 3" (3.65m x 3.43m)

PVC double glazed window to the rear garden, wall mounted radiator, space for a fire with timber mantle and marble back piece and heart, wood laminate floor



Kitchen 12' 5" x 7' 9" (3.78m x 2.36m)

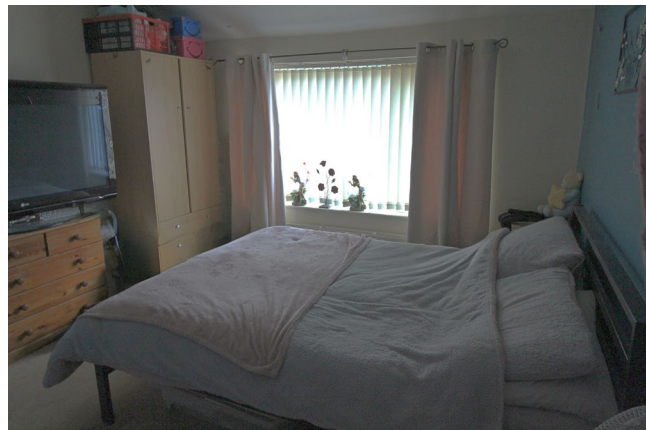
A range of fitted wall, drawer and base units, worktop with stainless steel sink unit with mixer tap, built in over with electric hob over and canopy extractor fan, plumbing for washing machine and space for a fridge freezer, tiled walls and floor, PVC double glazed window to the rear garden, PVC door opening to the rear garden, wall mounted radiator

First Floor

Doors to bedrooms and bathroom, PVC double glazed window to the side, access to roof space

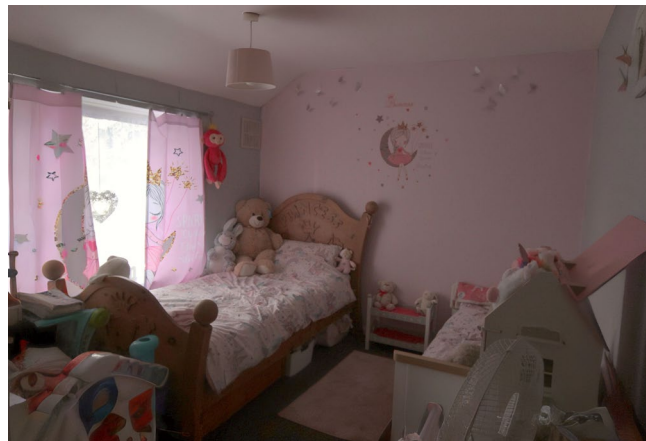
Bedroom One 12' 8" x 11' 9" (3.86m x 3.58m)

PVC double glazed window to the front aspect, wall mounted radiator



Bedroom Two 12' 8" x 9' 1" (3.86m x 2.77m)

PVC double glazed window to the rear aspect, wall mounted radiator



Bedroom Three 8' 8" x 8' 0" (2.64m x 2.44m)

PVC double glazed window to the front aspect, wall mounted radiator

Bathroom 7' 9" x 5' 8" (2.36m x 1.73m)

A suite comprising panelled bath with shower plumbed in over, close coupled WC and pedestal was hand basin, tiled walls and floor, obscure PVC double glazed window to the side, chrome wall mounted towel radiator



Rear Garden

A large enclosed garden laid mostly to lawn with patio area and paved pathway, timber fencing surround and mature trees and shrubs, access to the front via a timber gate, access to a brick built storage shed

Brick Built Shed 10' 4" x 5' 11" (3.15m x 1.80m)

Accessed via a door to the side

Tenancy Information

The property has been tenanted by its current occupancy since 2005, it currently achieves £600 pcm and has an annual increase.

The tenant is managed by PMA Lettings

The property is for sale with the tenants in place

