

Queens Avenue, Flint, Flintshire, CH6 5JN
£100,000 MS11252



DESCRIPTION: A three bedroom semi detached house which is in need of refurbishment and briefly comprises:- entrance hall, lounge, kitchen/diner, 3 bedrooms and bathroom. Gas heating and double glazing. Gardens and drive.

NB: please be careful at viewings as the floor in the bathroom is not safe.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: Turn left out of the Shotton Office and proceed through Connah's Quay passing the college on the left. On reaching the roundabout take the first exit to join the bypass to Flint. Proceed through Oakenholt into Flint. After passing the petrol station on the right Queens Avenue will be found shortly after on the left on the left hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271

LOCATION: Situated convenient for primary and secondary schools in an established residential area.

HEATING: A gas boiler is in the kitchen and radiators in most rooms (not tested).

ENTRANCE HALL: Double glazed front door, double glazed window and radiator.



LOUNGE: 16' 6" x 13' 7" (5.03m x 4.14m) Radiator and double glazed window.



KITCHEN/DINER: 16' 9" x 7' 6" (5.11m x 2.29m) Two double glazed windows and radiator.

BEDROOM 1: 11' 4" x 9' 4" (3.45m x 2.84m) Radiator and double glazed window.



BEDROOM 2: 11' x 8' 7" (3.35m x 2.62m) Radiator and double glazed window.

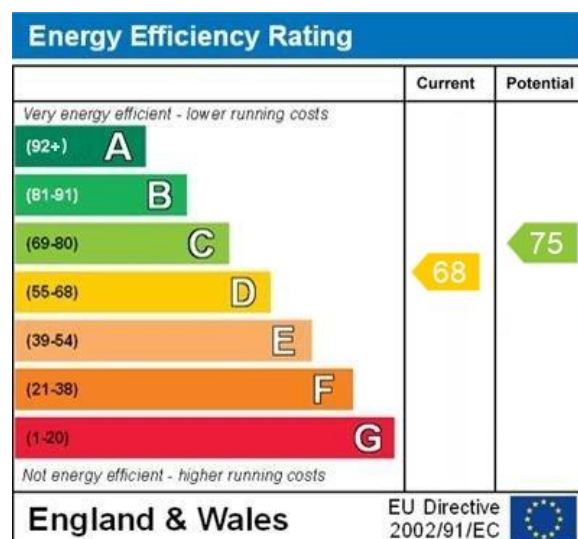


BEDROOM 3: 7' 9" x 7' 5" (2.36m x 2.26m) Radiator and double glazed window.

BATHROOM: Double glazed window, w.c., wash hand basin and panelled bath Shower cubicle. Wall mounted gas boiler.



OUTSIDE: Fron and rear gardens with a drive to the side.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey