



9 Queens Avenue  
, Flint, CH6 5JN

O.I.R.O £165,000



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## Accommodation Comprising:

Upvc double glazed door with frosted panel opens to:

### Entrance Hall:

Stairs leading to the first floor accommodation, double glazed window to the side elevation, single panelled radiator. Wall mounted thermostat and smoke alarm. Door into:

### Lounge:

Double glazed bay window to the front elevation, curved single panelled radiator, double panelled radiator, electric fire set in a 'media wall', coved and textured ceiling and aerial socket. Door into:

### Dining Room:

Double glazed window to the side elevation, single panelled radiator, built in understairs storage cupboard with frosted window to the side, further built in storage cupboards and opening into:

### Kitchen:

Housing a range of wall, drawer and base units with roll top work surfaces, inset stainless steel sink and drainer unit with mixer tap over, splash back tiling, double glazed window to the side and rear elevations, single panelled radiator, void and plumbing for washing machine, space for freestanding cooker, space for under counter fridge/freezer and door leading into:

### Rear Hallway:

Double glazed frosted door to the rear elevation opening to outside, doors into:

### W/C

Low level flush w/c, splash back tiling, full wall tiling, double glazed frosted window to the side and vinyl floor.

### Bathroom:

Three piece suite comprising: panelled bath, glazed shower enclosure with wall mounted shower, pedestal wash hand basin, full wall tiling, vinyl floor and extractor light

### First Floor Accommodation:

### Landing:

Double glazed window to the side elevation, loft access hatch and smoke alarm. Doors into:

### Bedroom One:

Double glazed bay window to the front elevation and single panelled radiator. Double wooden doors open to:

### En-Suite:

Low level flush w/c, wall mounted wash hand basin and double glazed frosted window to the side.

### Bedroom Two:

Double glazed window to the rear elevation, single panelled radiator, wall mounted Vaillant central heating boiler and picture rail.

### Bedroom Three:

Double glazed window to the rear elevation and single panelled radiator.

### Outside:

The property is approached to the front via a concrete driveway that provides off road parking to the front and side, double wooden gates to the side of the property open enabling the driveway to continue to the front of the single bay detached garage to the rear. The rear garden has been designed for easy maintenance with a small lawned area and enclosed to all sides with wood fence panelling.

### Garage:

Up and over door, light and power access, side courtesy door and single glazed window.

### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

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

### Opening Hours

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

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

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

### To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

### PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

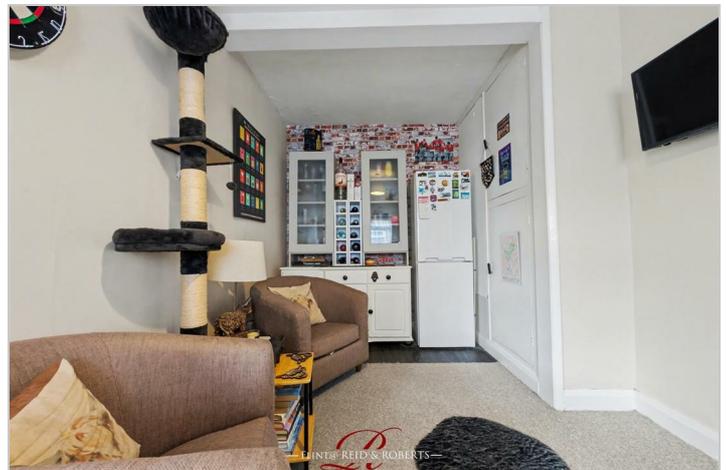
### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

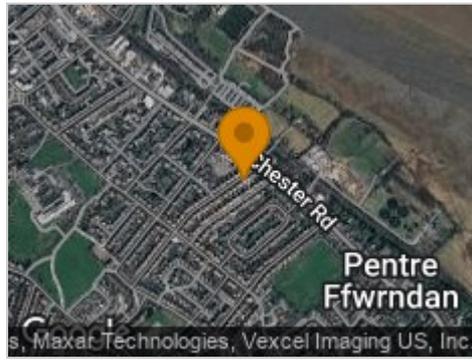
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



## Road Map



## Hybrid Map



## Terrain Map



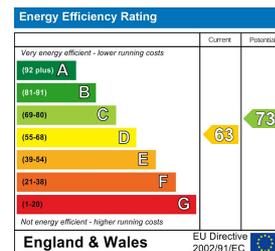
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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