



**Third Avenue**  
Flint

In Excess of £190,000

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: [swainhennessseyestateagents.co.uk](http://swainhennessseyestateagents.co.uk)

## 5 Third Avenue

Flint, Flint

Beautifully presented three-bed home with modern kitchen, conservatory, driveway, low-maintenance garden, great transport links, and nearby schools. Ideal for families and commuters. Ready to move in.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 3 BEDROOM FAMILY HOME
- DRIVEWAY TO THE FRONT
- LOW MAINTENANCE REAR GARDEN
- MODERN KITCHEN AND BATHROOM
- WELL PRESENTED THROUGHOUT
- CONSERVATORY WITH PITCHED ROOF
- EASY ACCESS TO A55, CHESTER, LIVERPOOL AND MANCHESTER
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- PERFECT FIRST HOME OR FAMILY HOME
- READY TO MOVE INTO

  
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## Porch

Accessed via a composite door, tiled floor, decorative composite door with stained glass features opening to the entrance hallway

## Entrance Hallway

Stairs to the first floor, door to understairs storage cupboard housing a wall mounted Worcester combination boiler, wall mounted radiator, glazed door to the kitchen/diner

## Lounge

12' 5" x 10' 6" (3.79m x 3.20m)

PVC double glazed bay window to the front aspect, wall mounted radiator, log burner fire with reclaimed oak mantle, picture rail, bifold doors opening to the dining room

## Kitchen / Dining Room

18' 9" x 11' 8" (5.71m x 3.56m)

A range of modern wall, drawer and base units, quartz worktop with matching splashbacks, sink unit with Quooker hot water tap, integrated dishwasher, integrated fridge and freezer, plumbing for washing machine and space for a tumble dryer, built in eye level double oven, induction hob with stylish extractor hood over, PVC double glazed window to the side, obscure PVC double glazed door opening to the side, double door opening to the conservatory

## Conservatory

12' 0" x 10' 9" (3.66m x 3.28m)

With an insulated pitched roof, there are high level PVC double glazed windows to the side and PVC double glazed windows to the rear garden, tri fold PVC double glazed doors opening to the rear garden, wall mounted radiator



## First Floor Landing

PVC double glazed window to the side, access to roof space, doors to bedrooms and bathroom, wall mounted radiator

## Bedroom One

12' 5" x 11' 3" (3.79m x 3.43m)

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

## Bedroom Two

12' 5" x 10' 6" (3.79m x 3.20m)

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

## Bedroom Three

8' 0" x 6' 5" (2.44m x 1.96m)

PVC double glazed window to the front, wall mounted radiator

## Bathroom

7' 9" x 6' 6" (2.36m x 1.98m)

A modern suite comprising a panelled bath with shower plumbed in over, pedestal wash hand basin and close coupled WC, part tiled walls, chrome towel radiator, obscure PVC double glazed window to the rear

## Workshop

A brick built workshop situated in the rear garden with power points and lights





#### REAR GARDEN

A low maintenance space laid to paving with patio / BQ area, timber fencing surround, hot and cold water outside tap, access to the front via a secure gate

#### OFF STREET

1 Parking Space

A driveway to the front offering off road parking







# SWAIN HENNESSEY

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To arrange a viewing please contact

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