



51 Trelawney Avenue

, Flint, CH6 5JD

O.I.R.O £160,000



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ACCOMMODATION COMPRISES

The property is approached via a paved pathway leading to the front entrance.

Composite door with frosted inset opens into:

Entrance Hallway

With wood effect laminate flooring, single panel radiator, stairs leading to the First Floor accommodation and double glazed window to the side elevation.

Door opening into:

Lounge

13'1 x 12'6 (3.99m x 3.81m)

Having picture rail, t.v. aerial point, wall light points, wood effect laminate flooring, double panel radiator and double glazed window to the front elevation.

Opening into:

Dining Room

9'9 x 8'9 (2.97m x 2.67m)

With wood effect laminate flooring, double panel radiator and double glazed window to the rear elevation.

Opening into:

Kitchen

10'9 x 8'9 (3.28m x 2.67m)

Fitted with a range of wall drawer and base units with work surfaces over, stainless steel sink unit with drainer, splash back wall tiling, void and plumbing for machine, space for slimline dishwasher, space for gas cooker and wall mounted central heating boiler. Wood effect laminate flooring, two double glazed windows to the side elevation and wood effect composite door leading to the rear garden

STAIRS FROM HALLWAY LEAD TO:

19'7" x 12'2" (5.97 x 3.71)

Landing

With loft access point, double glazed window to the side elevation.

Access to all bedrooms and wet room.

Bedroom One

13'1 x 10'8 (3.99m x 3.25m)

Having t.v. aerial point, double panel radiator and double glazed window to the front elevation.

Bedroom Two

11'5 x 8'9 (3.48m x 2.67m)

Double panel radiator and double glazed window to the rear elevation.

Bedroom Three

8'8 x 7'8 (2.64m x 2.34m)

Useful over stairs storage cupboard with hanging rail, radiator and double glazed window to the front elevation.

Wet Room

5'5 x 4'7 (1.65m x 1.4m)

With wall mounted electric shower and wash hand basin. Non slip flooring, double panel radiator and frosted double glazed window to the side elevation.

W.C.

Low level flush w.c. and frosted window to the rear elevation

OUTSIDE

The front of the property is approached via a paved pathway with a step leading up to the front entrance. To the side of the pathway there is a low maintenance golden gravel garden with wood fence boundaries. To the other side there is a driveway providing 'Off Road' parking for a number of vehicles.

Double gates lead to the side of the property where the driveway extends further and leads to the rear garden.

The rear garden comprises decked patio area and a lawned area with a paved patio also. The rear garden is private and enclosed by wood panelled fencing and brick walling

Solar Panels

The property further benefits from solar panels fitted to the rear roof elevation with battery storage, enhancing energy efficiency and helping to reduce running costs.

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@reidandroborts.com

PLEASE NOTE:

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

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.

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.

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 be 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.

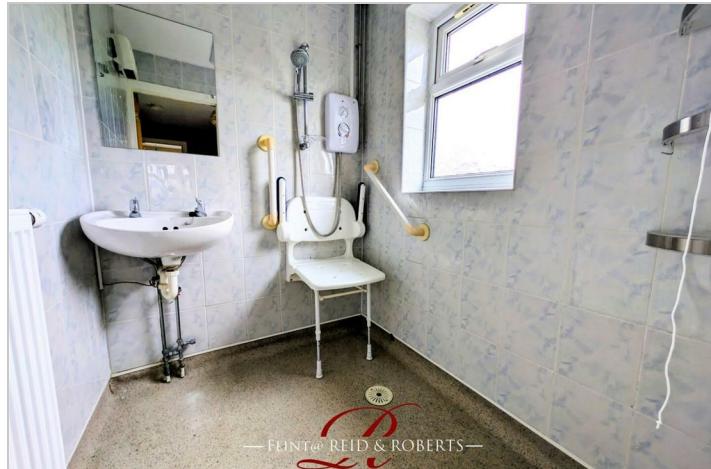
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



Road Map



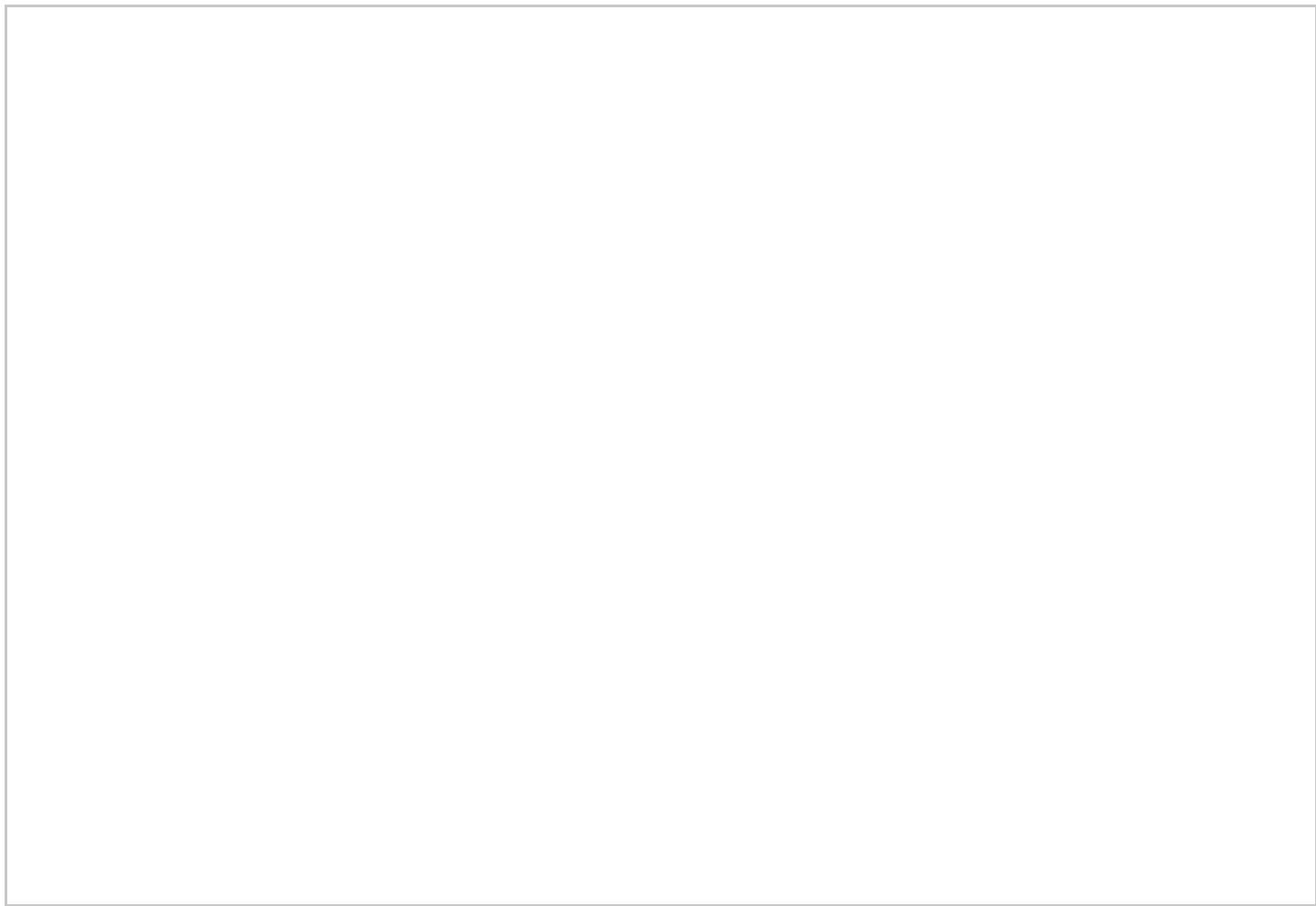
Hybrid Map



Terrain Map



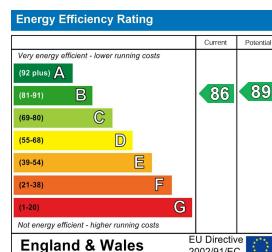
Floor Plan



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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