



17 Kings Avenue

Flint, Flintshire, CH6 5JS

£159,950



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ACCOMMODATION COMPRISES

The property is accessed via double wrought iron gates opening onto a driveway providing 'Off Road' parking and leads to the front entrance.

Upvc door with frosted inset opens into:

Entrance Hall

With double panelled radiator, stairs leading to the first floor accommodation and frosted double glazed window to the side elevation.

Door leading into:

Lounge

16'7 x 13'8 (5.05m x 4.17m)

Living flame gas fire set upon a marble fire surround, useful downstairs storage cupboard with a frosted double glazed window allowing natural light, textured ceiling, double panel radiator and bay window to the front elevation.

Door leading to:

Kitchen/Diner

16'9 x 7'5 (5.11m x 2.26m)

Fitted with a range of wall, drawer and base units with complimentary work surfaces over, one and a half bowl sink unit with drainer and mixer tap, splash back wall tiling, built in four ring gas hob, built in eye level oven and grill, void and plumbing for washing machine and cupboard housing central heating boiler. Tiled flooring double panel radiator, frosted window to the side, two windows to the rear and double glazed Upvc door with frosted inset opening to the rear garden.

STAIRS FROM HALLWAY LEAD TO:

Landing

Loft access point and frosted double glazed window to the side elevation.

Bedroom One:

13'7 x 13'1 (incl wardrobes) (4.14m x 3.99m (incl wardrobes))

Fitted with a range of wardrobes, two built in cupboards, picture rail, double panel radiator and bay window to the front elevation.

Bedroom Two

10'9 x 8'7 (3.28m x 2.62m)

Having a picture rail, double panel radiator and double glazed window to the rear elevation.

Wet Room

7'8 x 7'3 (2.34m x 2.21m)

Fitted with a modern three piece suite to include walk in shower cubicle with wall mounted electric shower and glazed screen, pedestal wash hand basin and low level flush w.c. Extractor fan, non slip flooring, full wall tiling, double panel radiator and frosted double glazed window to the rear elevation.

OUTSIDE

The property is accessed via double gates opening on to the driveway that provides 'Off Road' parking and leads to the front entrance. There is a low maintenance garden with artificial grass and dwarf brick wall boundary. To the side there is a wooden gate that provides access to a useful bin store and wood shed. Further gates lead to the enclosed rear garden comprising paved patio, lawned garden area and low maintenance stoned area. The borders are well stocked with a variety of shrubs and plants and the garden is bound by wood panelled fencing.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Tel: 01352 762300

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

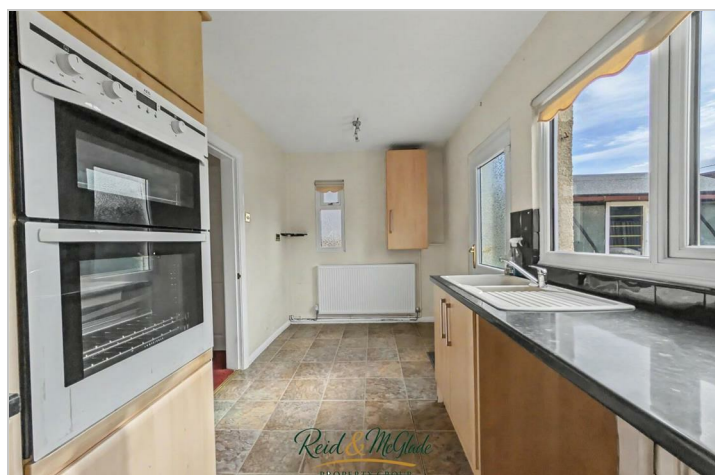
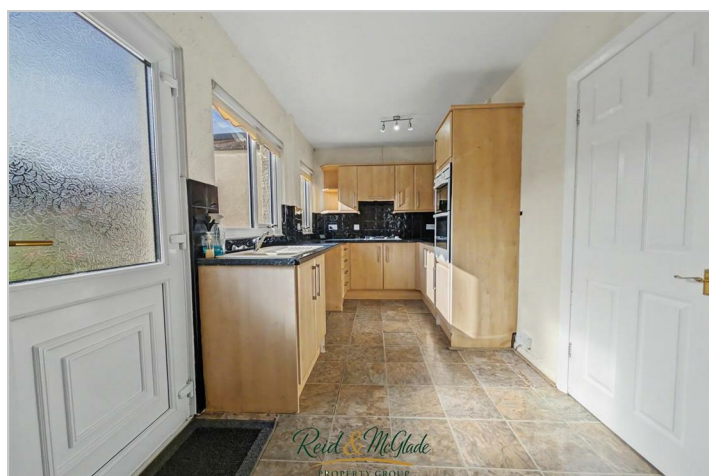
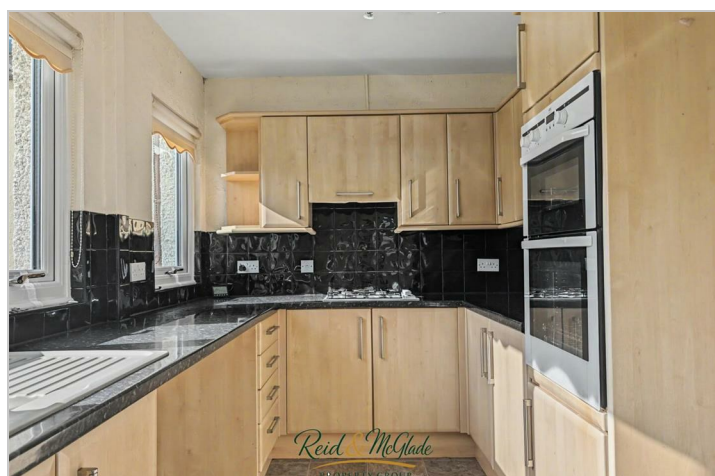
Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



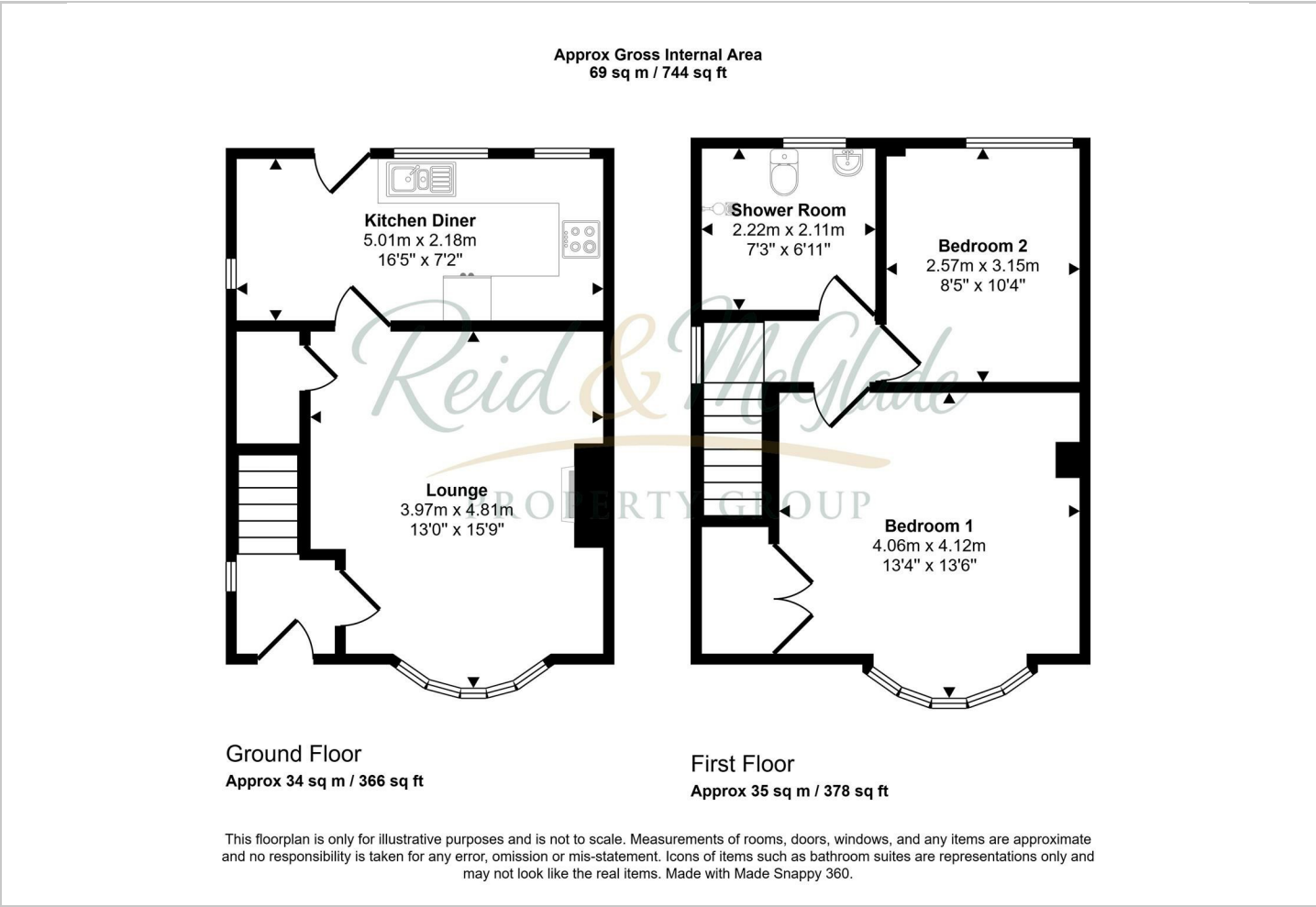
Hybrid Map



Terrain Map



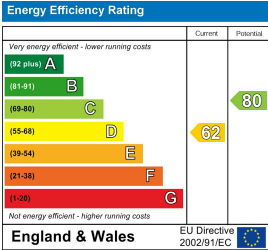
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 firms employment has the authority to make or give any representation or warranty in respect of the property.