



6 King Edward Drive  
, Flint, CH6 5QD

£165,000



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## Description

\*SEMI DETACHED BUNGALOW \* \*THREE DOUBLE BEDROOMS\*  
\*MASTER BEDROOM EN-SUITE SHOWER ROOM \* \*OFF ROAD  
PARKING\* \*LOW MAINTENANCE REAR GARDEN\* \*DOUBLE  
GLAZED\* \*GAS CENTRAL HEATING\* EPC D \*\* COUNCIL TAX BAND  
C \*\*

## Accommodation comprises:

Step up to Frosted wooden door leading into:

## Enclosed Porch:

Wood effect laminate flooring, step up to uPVC glazed door leading into:

## Entrance Hall:

Wood effect laminate flooring, single panelled radiator, loft access hatch, doors leading into:

## Lounge:

16'2 x 10'10 (4.93m x 3.30m)

Wood effect laminate flooring, single panelled radiator, uPVC double glazed window to the front elevation, open fire with brick built fire surround and slate hearth, decorative access hatch.

## Kitchen/Dining Room:

15'5 x 9'5 (4.70m x 2.87m )

Housing a range of gloss wall, drawer and base units with complementary work surface over, decorative splashback tiling, boiler housed in a cupboard, stainless steel sink unit and drainer with mixer tap over, space for free standing fridge/freezer, storage cupboard, space for free standing oven, wood effect laminate flooring, textured ceiling, double glazed French doors leading to outside, frosted internal door leading into:

## Utility:

Housing a range of wall and base units, with complementary work surfaces over, void and plumbing for washing machine, space for dryer, space for fridge, frosted uPVC double glazed door leading to the side of the property, door into:

## Bedroom One:

10'10 x 10'10 (3.30m x 3.30m)

Double glazed uPVC window to the rear elevation, single panelled radiator, door into:

## En-suite:

White panelled corner bath with moulded seat, electric shower over and decorative splash back, low level flush w.c., wash hand basin, two frosted uPVC windows, lino flooring,

## Bedroom Two:

11' 3" x 10' 9" (3.35m 0.91m' x 3.05m 2.74m')

uPVC double glazed window to the side elevation,

## Bedroom Three

32'9"13'1" x 29'6"32'9" (10'4 x 9'10)

Upvc double glazed window to the front elevation, Upvc double glazed window to the side elevation and single panelled radiator.

## Bathroom

Three piece suite comprising: panelled bath with wall mounted electric shower over, pedestal wash hand basin and low level flush w.c. extractor fan, Upvc double glazed frosted window to side elevation and vinyl flooring.

## Outside

The property is approached to the front via steps and a concrete pathway leading to the main entrance. To the front there is an area providing off road parking. To the side there are elevated brick borders housing a wide variety of flowering shrubs and plants and steps rising to a gravelled area, further steps rising to a paved seating area with timber fencing to the rear boundary and timber summer house. There an additional seating area with timber fencing to the side and timber gate leading to the front of the property.

## To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability,

Tel: 01352 762300

buying position and contact details to :  
flint@reidandroberts.com

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts 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.

### 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

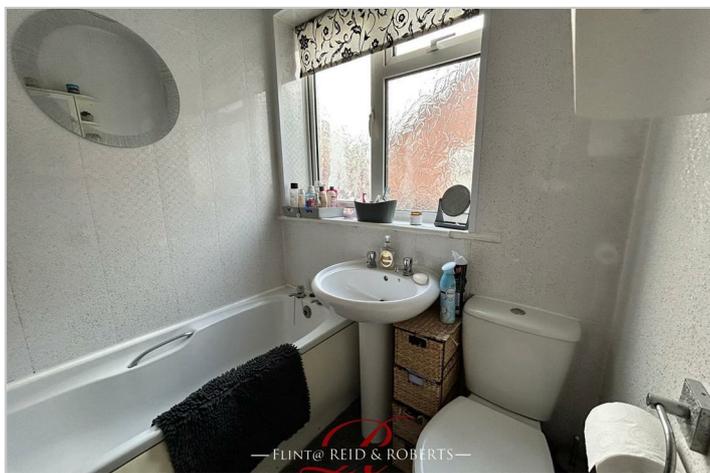
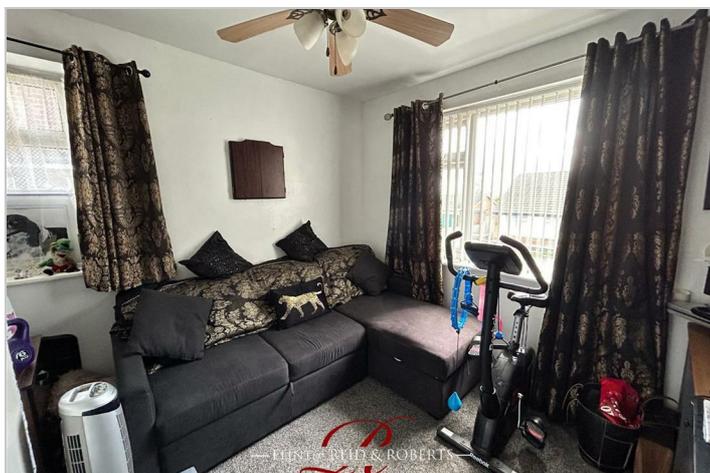
Saturday 9am - 4pm

### 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.

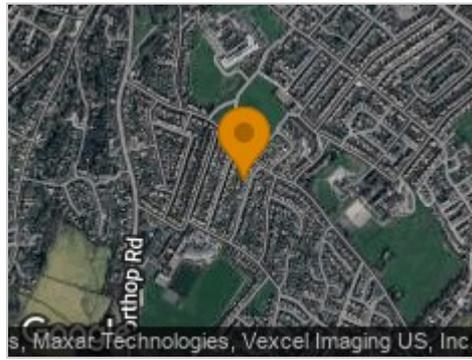
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Road Map



## Hybrid Map



## Terrain Map



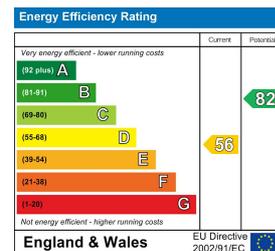
## Floor Plan



## 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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