



Second Avenue, Flint


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£200,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

3 Second Avenue

Flint, Flint

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- THREE BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR 2 VEHICLES
- NEW ROOF FITTED 2023
- REAR GARDEN WITH SHED AND DECKING FITTED 2023
- LARGE LOG BURNER FIRE
- CHAIN FREE
- MODERN HOME 'TURN KEY' READY
- PERFECT FIRST HOME OF FAMILY HOME
- EXCELLENT ACCESS TO CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- CLOSE TO LOCAL SCHOOLS AND SHOPS
- AMPLE UNDERSTAIRS STORAGE


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Entrance Hallway

Accessed via a composite door, wood laminate floor, stairs to the first floor, door to an understairs storage cupboard, door to a cupboard with space for a tumble dryer, door to the dining room

Dining Room

11' 7" x 10' 9" (3.53m x 3.28m)

PVC double glazed french doors opening to the rear garden, wood floor, large log burner fire, door opening to the kitchen, opening to the lounge

Lounge

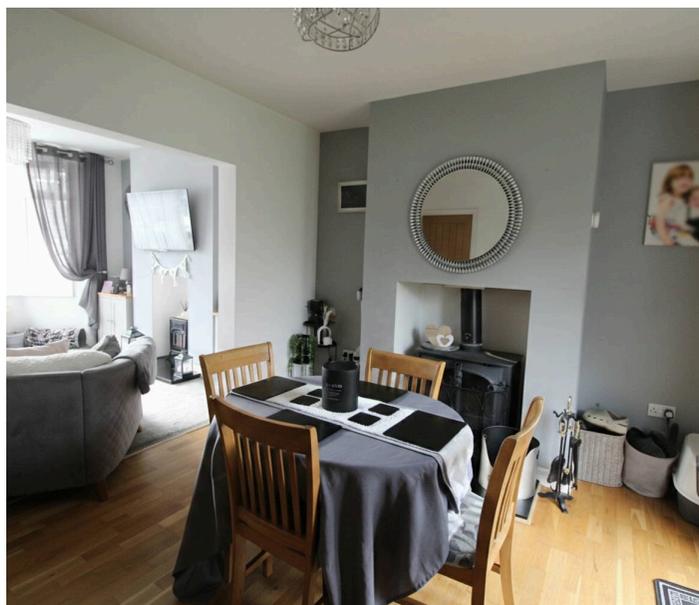
13' 5" x 11' 7" (4.09m x 3.53m)

PVC double glazed bay window to the front aspect, wall mounted radiator, space for an electric fire

Kitchen

12' 4" x 6' 5" (3.76m x 1.96m)

A modern kitchen with fitted wall, drawer and base units, sink with mixer tap, plumbing for washing machine, built in oven with induction hob over, space for fridge freezer, wall mounted combination boiler, PVC double glazed windows to side and rear, PVC door opening to the side



First Floor Landing

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

Bedroom One

13' 5" x 11' 7" (4.09m x 3.53m)

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

Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m)

PVC double glazed window to the rear aspect, wall mounted radiator, fitted wardrobes with sliding doors

Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m)

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

Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

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





REAR GARDEN

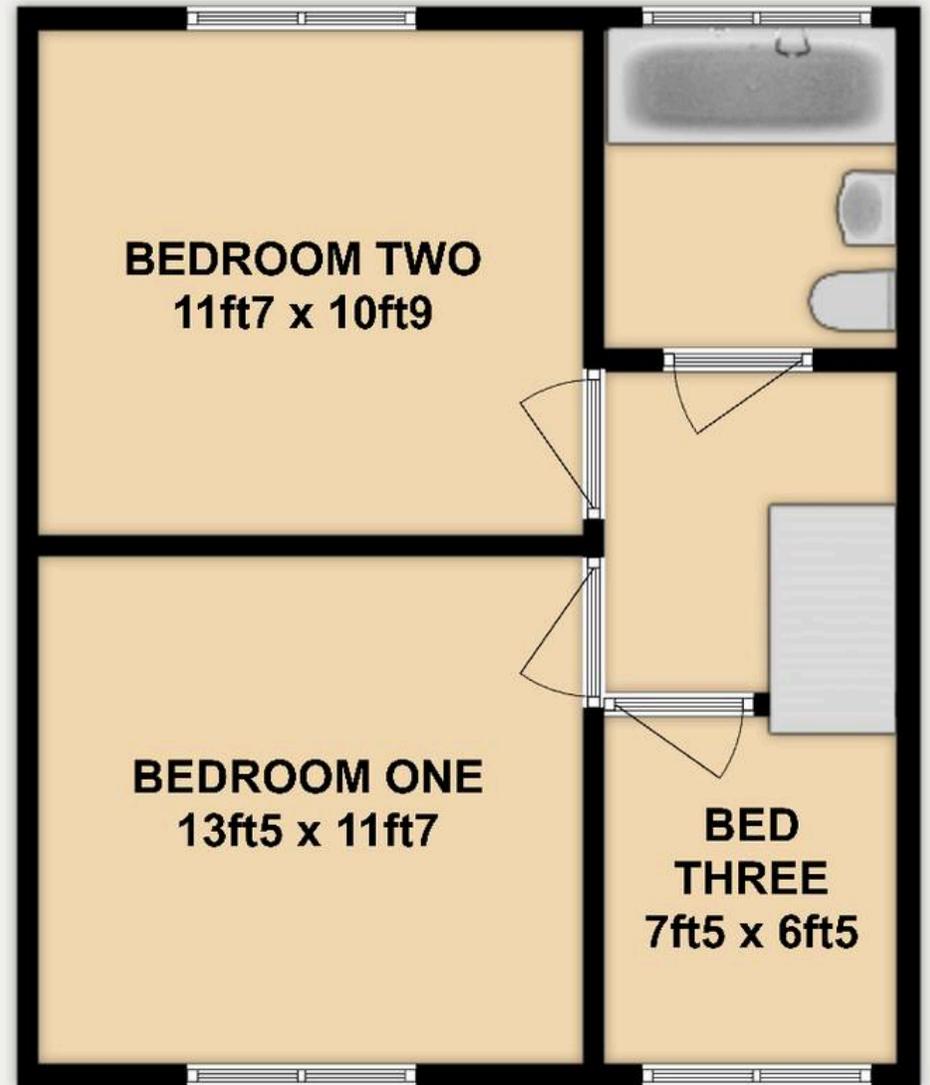
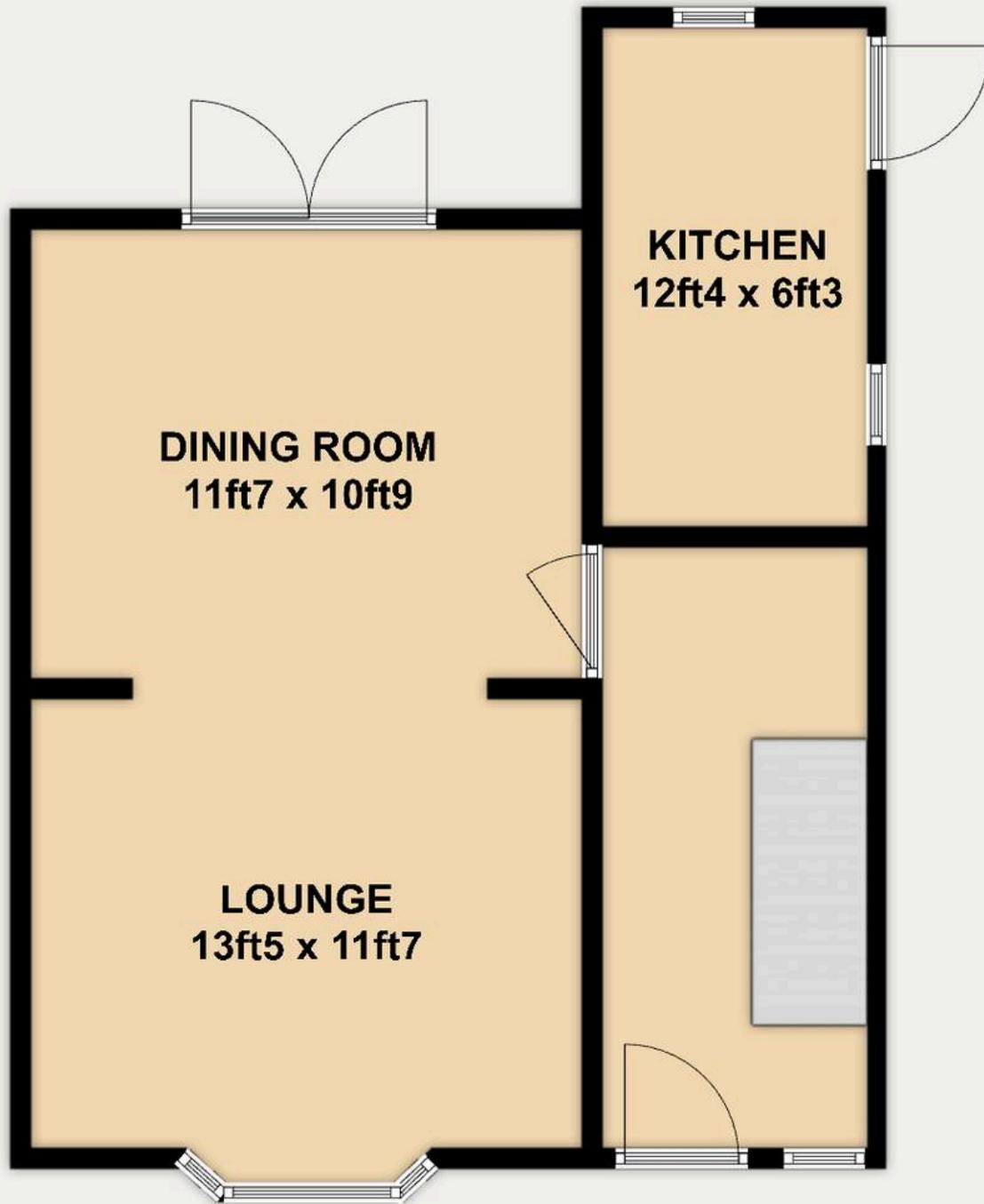
A lovely garden laid to lawn with patio area and a raised decking area and timber storage shed both fitted in 2023, timber fencing surround and access to the front via a timber gate

DRIVEWAY

2 Parking Spaces

Hardstanding to the front offering off road parking for 2 vehicles







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To arrange a viewing please contact

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