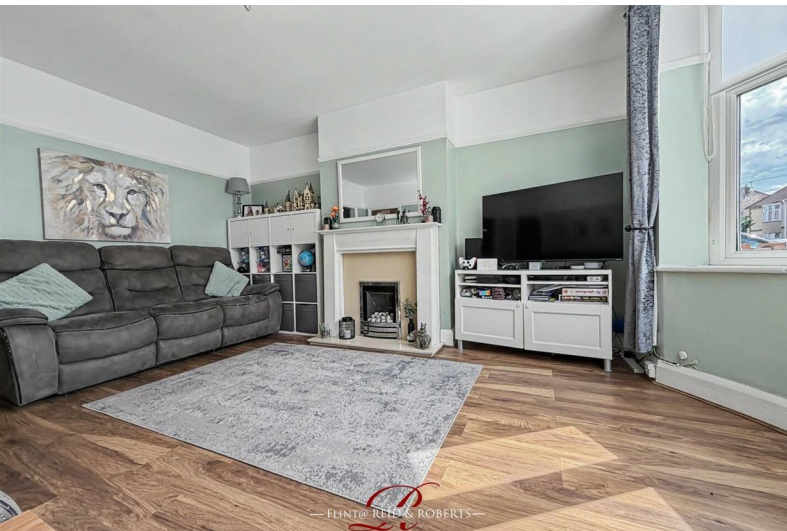




56 Kings Avenue

, Flint, CH6 5JR

Offers In The Region Of £185,000



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Accommodation Comprising:

Step up to frosted double glazed front door, opening into:

Entrance Hallway:

Stairs leading to the first floor accommodation, wood effect laminate flooring, upvc double glazed window to the side elevation, wood door opening into:

Living Room:

Upvc double glazed bay window to the front elevation, fireplace housing living flame gas lit fire, picture rail, wood effect laminate flooring, understairs storage cupboard, double panelled radiator, door leading into:

Dining Room:

Frosted upvc double glazed window to the side elevation, dado rail, wood effect laminate flooring, upvc double glazed door to the rear elevation, thru to kitchen and door into ground floor bathroom.

Kitchen:

Housing a comprehensive range of 'shaker style' wall drawer and base units with work surfaces over, inset belfast sink with mixer tap over, white metro splashback tiling, integrated fridge/freezer and dishwasher, space for free standing gas cooker with stainless steel and glazed extractor over, void and plumbing for washing machine, upvc double glazed window to the rear elevation, wood effect laminate flooring.

Bathroom:

The neutrally decorated bathroom comprises: Paneled bath with glazed shower screen and electric shower over, vanity wash hand basin, low level flush w.c, featuring recessed spotlights, double panelled radiator and upvc double glazed frosted window to the rear elevation.

First Floor Accommodation:

Landing:

Upvc double glazed frosted window to the side elevation, loft access hatch, doors into:

Bedroom One:

Upvc double glazed bay window to the front elevation with bespoke storage, wood effect laminate flooring, fixed ceiling fan with light, door into:

En-Suite:

Fitted with a three piece suite comprising walk in shower with glazed screen, wash hand basin set in vanity unit and low level flush w.c, frosted upvc double glazed window to the side elevation, wall mounted chrome heated towel rail, recessed spotlights and vinyl flooring.

Bedroom Two:

Upvc Double glazed window to the rear elevation, single panelled radiator, and wood effect laminate flooring.

Bedroom Three:

Upvc double glazed window to the rear elevation, single panelled radiator, wood effect laminate flooring.

OUTSIDE:

The property is approached by a generous driveway providing off road parking for several vehicles which has been landscaped and gravelled with raised timber flower beds with established shrub borders bound by wood fence panels. A wooden gate provides access into the rear garden. The rear provides a spacious garden to include mainly laid to lawn, patio area's, and access into the brick outbuilding all bound with wood 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

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

Tel: 01352 762300

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

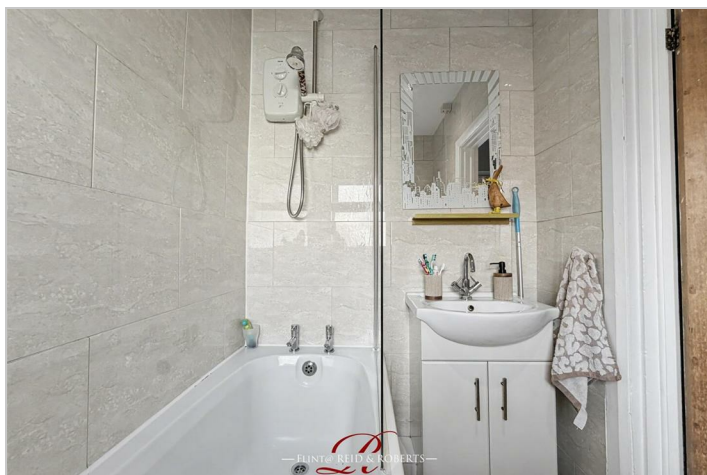
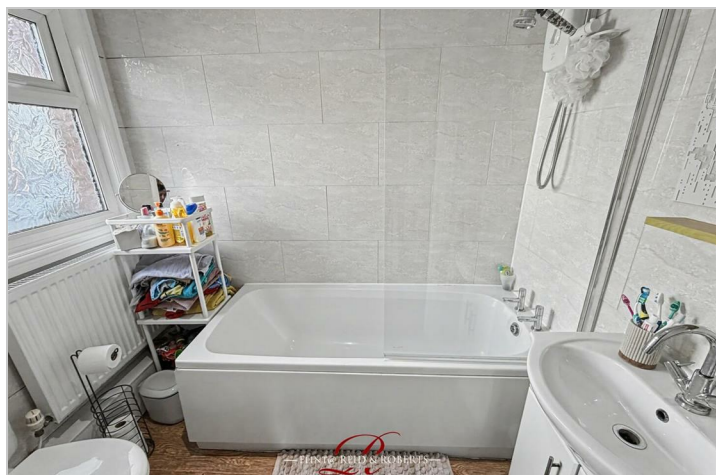
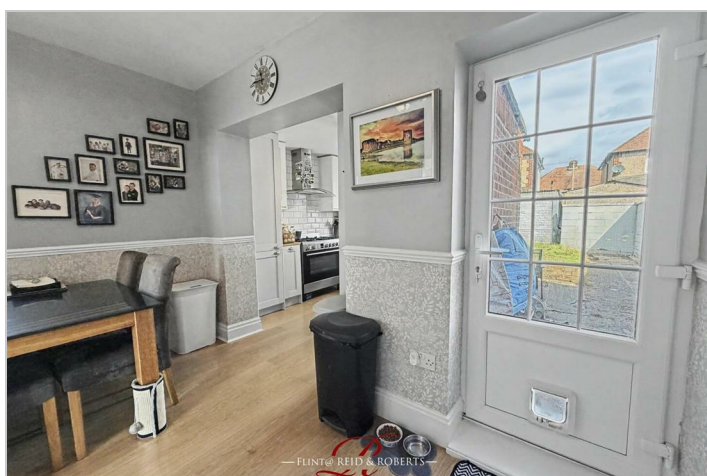
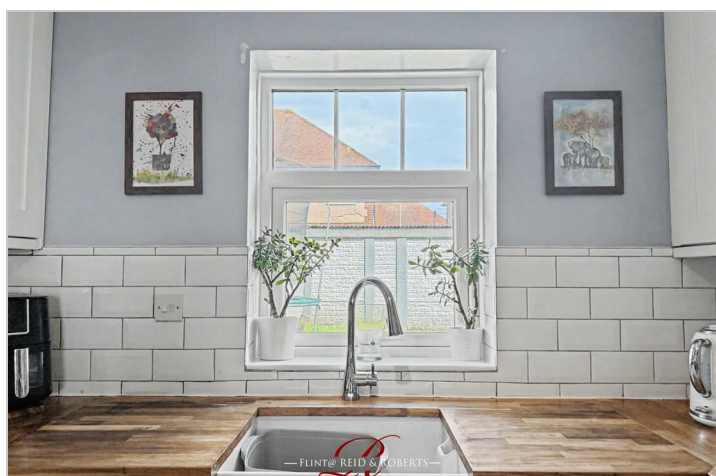
Spring & Summer Hours
(1st February – 31st October)

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



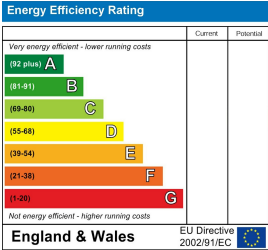
Floor Plan



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.