



## 11 Sixth Avenue

, Flint, CH6 5ND

Offers Over £150,000



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## ACCOMMODATION COMPRISES

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

Upvc door with decorative inset opens into:

### Entrance Hallway

Stairs leading to the First Floor accommodation with built in storage cupboards beneath, single panelled radiator and cupboard housing electricity meter.

Door opening into:

### Lounge

14'6 x 10'9 (4.42m x 3.28m)

Having decorative wooden fire surround, t.v. aerial point single panel radiator and double glazed window overlooking the rear garden.

### Kitchen/Diner

21'7 x 10'9 (6.58m x 3.28m)

Fitted with a range of wall, drawer and base units with complimentary work surfaces, one and a half bowl stainless steel sink unit with drainer and mixer tap, splashback wall tiling, void for electric cooker, void and plumbing for washing machine and space for freestanding fridge/freezer. Dual aspect with windows over looking the front and rear elevations, wood effect laminate flooring, double panel radiator and Upvc door with frosted inset opening to the side of the property.

## STAIRS FROM HALLWAY LEAD TO:

### Landing

Upvc double glazed window to the front elevation, loft access point and giving access to bedrooms and bathroom.

### Bedroom One

11'8 x 8'9 (excl robes) (3.56m x 2.67m (excl robes))

Fitted with an ample range of wardrobes with hanging rails and shelving, single panel radiator and double glazed window to the rear elevation.

### Bedroom Two

11'8 x 10'9 (3.56m x 3.28m)

Having single panel radiator and double glazed window to the rear elevation.

### Bedroom Three

9'5 x 9'5 (max) (2.87m x 2.87m (max))

With single panel radiator and double glazed window to the front elevation.

### Family Bathroom

7'6 x 6'8 (2.29m x 2.03m)

Fitted with a four piece white suite comprising panelled corner bath, tiled shower cubicle with wall mounted electric shower, pedestal wash hand basin and low level flush w.c. Full wall tiling, heated towel rail and frosted double glazed window to the front elevation.

## OUTSIDE

To the front of the property there is a low maintenance gravelled garden with dwarf brick wall boundary. A pathway/ramp leads to the front entrance. A wooden gate gives access to the side of the property where there is two brick outbuildings. Pathway leads to the generous size rear garden being mainly laid to lawn. There is also a paved patio area and the garden is bound by wood panelled fencing.

## 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@reidandroberts.com](mailto:flint@reidandroberts.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

Tel: 01352 762300

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.**

### 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.

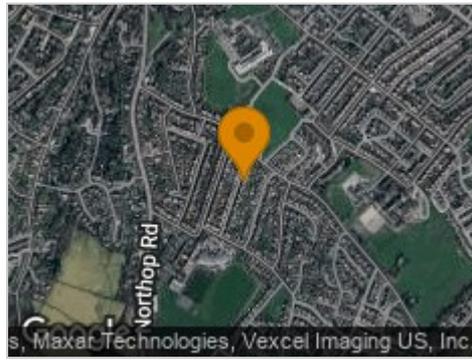
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Road Map



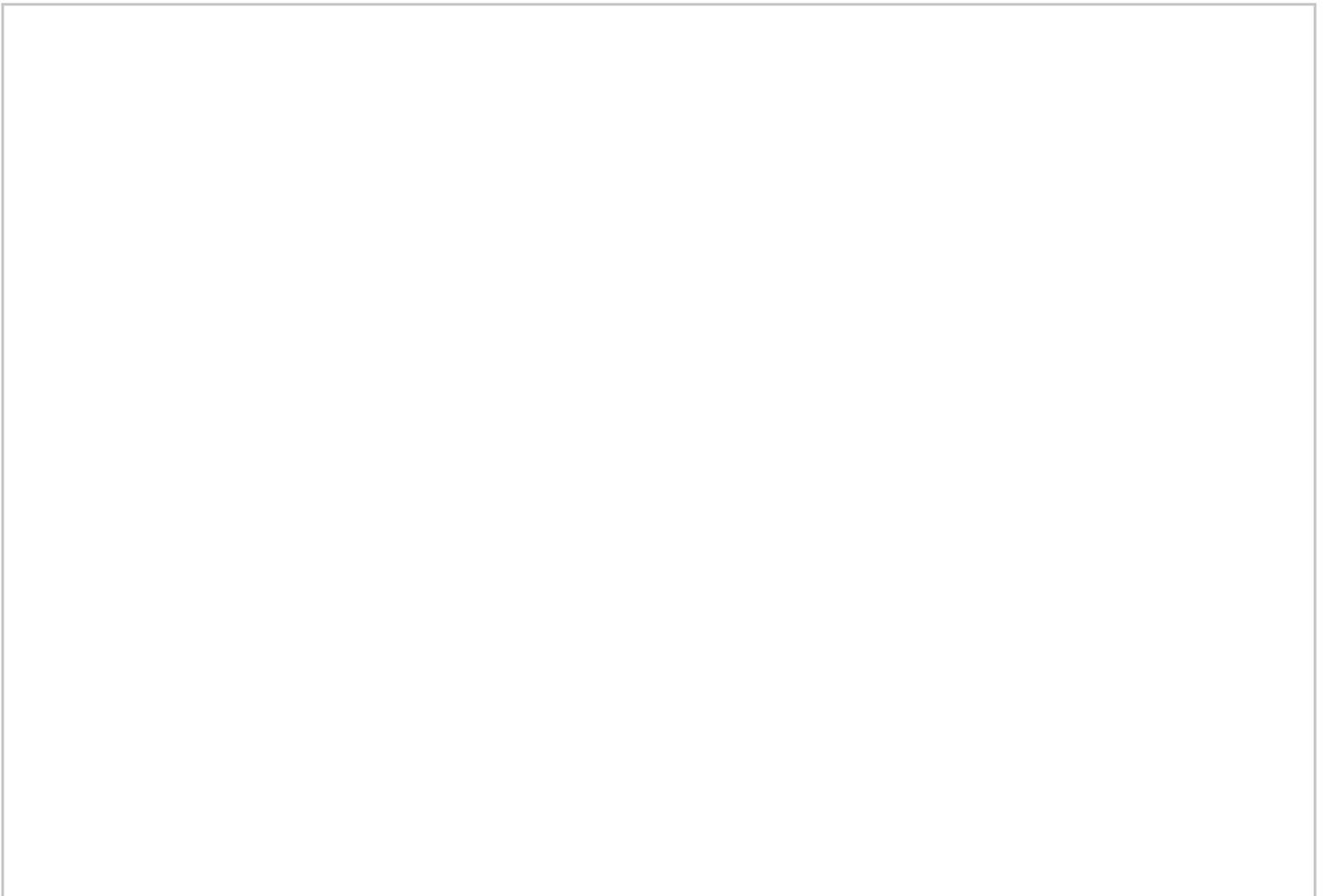
## Hybrid Map



## 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.

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## Energy Efficiency Graph

