



## 32 Fourth Avenue

, Flint, CH6 5LU

£150,000



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## Accommodation Comprises:

Wooden door with glazed panels opening to:

### Entrance Hall

Stairs leading to the first floor accommodation doorway into:

### Lounge

Upvc double glazed bay window to the front elevation, single panel radiator, coved ceiling, gas fire set on a marble hearth with marble inset and wooden surround.

Door into:

### Kitchen/Breakfast Room

Housing a range of base units with drawer units and a wall unit, splash back tiling and stainless steel sink, vinyl flooring, two Upvc double glazed windows overlooking the rear garden, space for freestanding cooker, void and plumbing for washing machine, under stairs storage cupboard with UPVC double glazed frosted window and housing the electric and gas meters. Upvc double glazed door with frosted panel opening to the rear and vinyl flooring.

### First Floor Accommodation

#### Landing

Upvc double glazed window to the side elevation with frosted panel and single panel radiator.

Doors into:

#### Bedroom One

Upvc double glazed windows to the front elevation, single panelled radiator and picture rail.

#### Bedroom Two

Upvc double glazed window to the rear elevation, picture rail and single panelled radiator.

### Bathroom

Three-piece blush coloured suite comprising of a panel bath with splash-back tiling, low-level WC, pedestal wash hand basin with splash-back tiles, single panelled radiator, Worcester central heating boiler, extractor fan, picture rail and Upvc double glazed frosted window to the rear elevation.

### Outside

The property is approached via double wrought iron gates, opening onto a concrete and paved driveway which provides the potential for off-road parking. The front garden is mainly laid to lawn, complemented by a mature rose bush, with a pathway to the side leading through to the rear.

The rear garden is predominantly laid to lawn and features a central pathway, established hedging providing a good degree of privacy, a concrete patio area ideal for outdoor seating, along with a timber storage shed and a useful brick-built external store.

### 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.

### 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.

Tel: 01352 762300

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.

### 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.

### 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



## 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

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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