



56 Maes Y Dre Avenue  
, Flint, CH6 5JE

£125,000



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## Accommodation Comprising:

Steps up to Upvc double glazed door with glazed panel opens to:

### Entrance Hall

Stairs leading to the first floor accommodation, wood effect laminate flooring and door into:

### Lounge

Double glazed window to the front elevation, wood effect laminate floor, double panelled radiator and built in storage cupboard housing the utility meters.

Door into:

### Kitchen/Breakfast Room

Housing a range of white gloss wall and base units with roll top work surfaces over, inset stainless steel sink and drainer, built in electric oven with electric hob over, Upvc double glazed window to the rear elevation, built in cupboard housing the central heating boiler, wood effect laminate floor, double panelled radiator, opening into:

### Rear Porch

Upvc double glazed door opening to the garden, understairs storage area and doors into:

### Ground Floor Shower Room

Fitted with a three piece suite comprising wall mounted shower with tray and curtain, wall mounted wash hand basin and w/c, splash back tiling, Upvc double glazed frosted window to the side and wood effect laminate flooring

### First Floor Accommodation

#### Landing

Upvc double glazed window to the side elevation, doors into:

#### Bedroom One

Upvc double glazed window to the front elevation, single panelled radiator, carpeted flooring and built in cupboard.

#### Bedroom Two

Upvc double glazed window to the rear elevation, carpeted flooring and single panelled radiator.

#### Bedroom Three

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

#### Family Bathroom

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin and low level flush w/c, splash back tiling, Upvc double glazed frosted window to the rear elevation and radiator.

#### Outside

The property is approached via a wooden pedestrian gate, opening onto a concrete pathway leading to both the front and side entrances with a paved patio garden to the front.

Gardens extend to the front, side and rear, predominantly laid to lawn and complemented by bark chippings for easy maintenance.

The grounds are enclosed by a dwarf brick wall, with double wrought iron gates opening onto a concrete driveway providing off-road parking.

#### 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

Tel: 01352 762300

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.

### 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

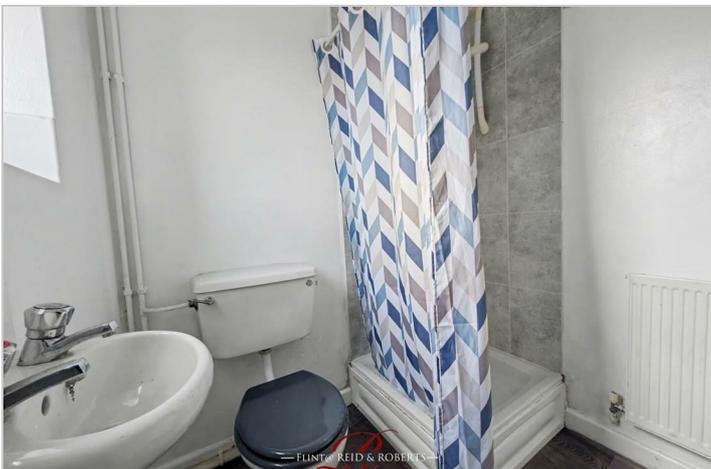
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

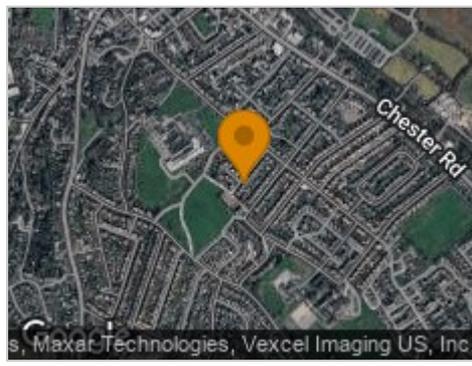
Saturday 9am - 4pm



### Road Map



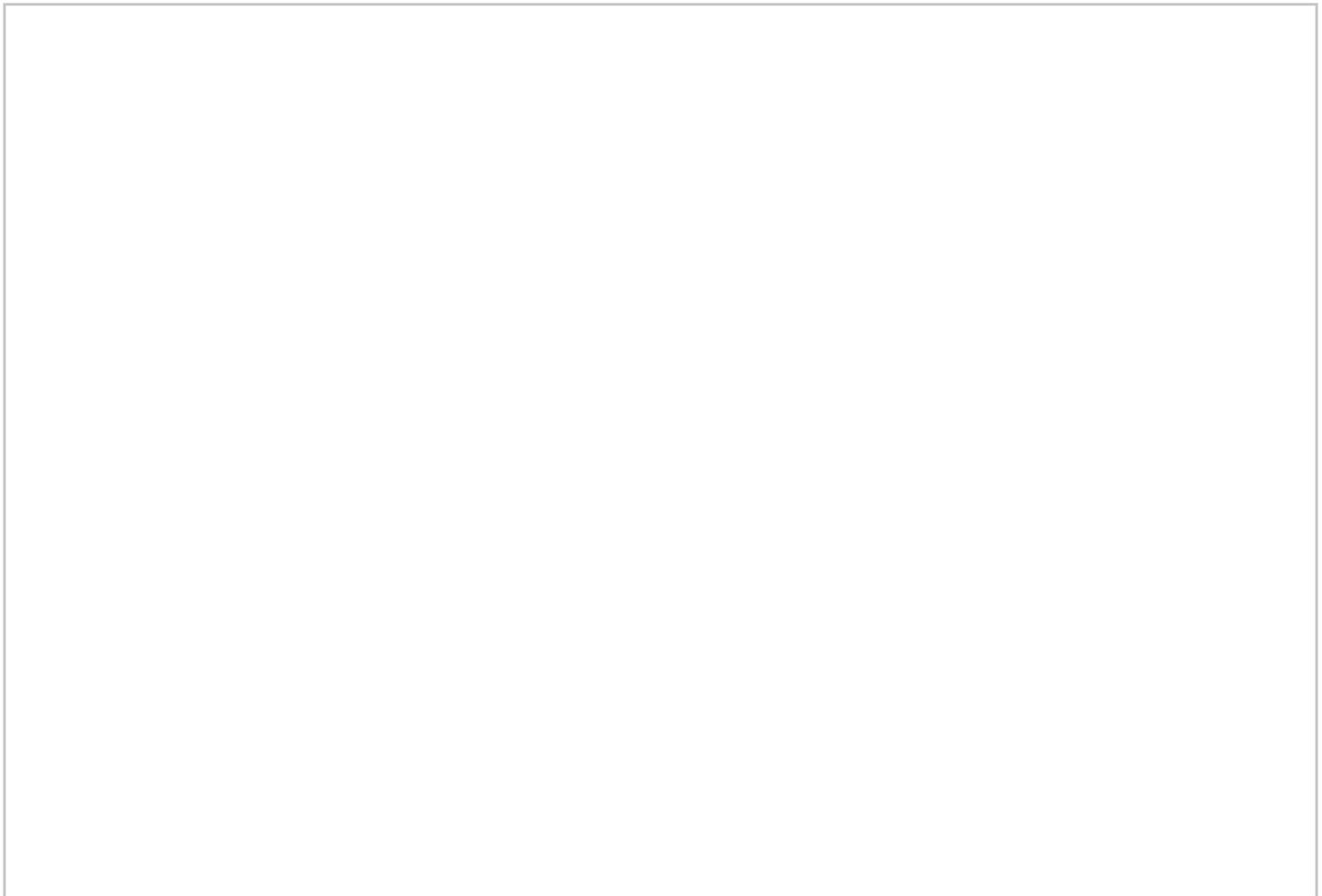
### Hybrid Map



### Terrain Map



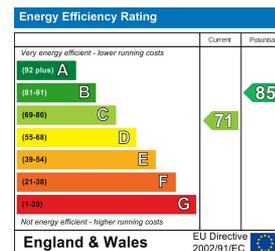
### Floor Plan



### 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



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