



## 24 King Edward Drive

Flint, Flintshire, CH6 5QD

£156,000



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## Accommodation Comprising

Overhead canopy porch, steps up to:

Upvc double glazed door with frosted panel opens to:

## 'L' Shaped Reception Hall

Built in cupboard housing the utility meters, loft access hatch, smoke alarm and sanded and stripped floorboards.

Doors into:

## Lounge

15'1 x 10'10 (4.60m x 3.30m)

Upvc double glazed window to the front elevation emitting an abundance of natural light, double panelled radiator and feature inset with wooden surround, exposed sanded and stripped floorboards.

## Kitchen/Breakfast Room

15'2 x 9'10 (4.62m x 3.00m)

Housing a comprehensive range of navy wall, base and drawer units with copper handles, wood block effect roll top work surfaces and feature splash back tiling, inset one and a half bowl sink and drainer unit with mixer tap over, Upvc double glazed window over looking the utility room, built in electric oven and grill with 4 ring gas hob over, space for fridge freezer, vinyl floor and Upvc double glazed door opening into the Utility Room.

## Lean to - Utility Room

Wall mounted Ideal central heating combi boiler, 2 Upvc double glazed windows to the rear elevation, vinyl flooring and void and plumbing for washing machine, wooden exterior door and poly-carbonate roof.

## Bedroom One

10'7" x 9'10" (3.23 x 3.02)

Upvc double glazed windows to the front and side elevations, double panelled radiator and carpeted flooring.

## Bedroom Two

10'11 x 8'8 (3.33m x 2.64m)

Upvc double glazed window to the rear and side elevations, double panel radiator and carpeted flooring.

## Shower Room

Three piece suite comprising: Double shower with multi point rainfall head and glazed screen, vanity sink unit with mixer tap and cupboards beneath, low level push flush w/c, Upvc double glazed frosted window to the side elevation, double panelled radiator, splash back tiling. aqua boarding and vinyl floor.

## Outside

The property is approached to the front via a concrete driveway which provides ample off road parking for a number of vehicles and leads to the single bay detached garage to the rear. The garden to the front is mainly laid to lawn with a dwarf block wall and a selection of established bushes and shrubs. The garden to the rear has a concrete pathway and steps up to an elevated paved patio area and lawned garden bound by wood fence panelling.

## Garage

Up and over door and brick built storage shed to the side with wooden door and side window.

## To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroborts.com](mailto:flint@reidandroborts.com)

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts 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.

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 MORTAGE 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

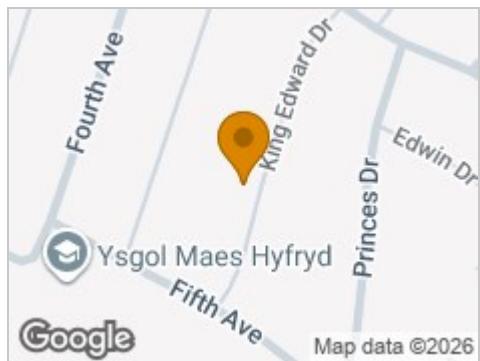
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

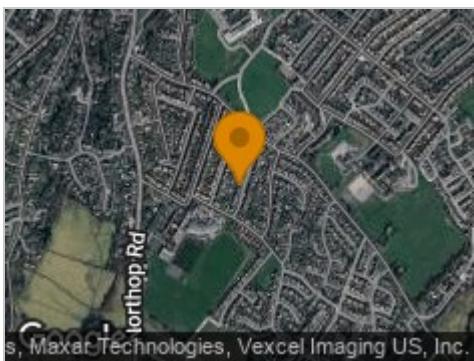
Saturday 9am - 4pm



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

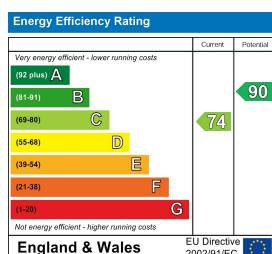


Not to scale for illustration purposes only

## 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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