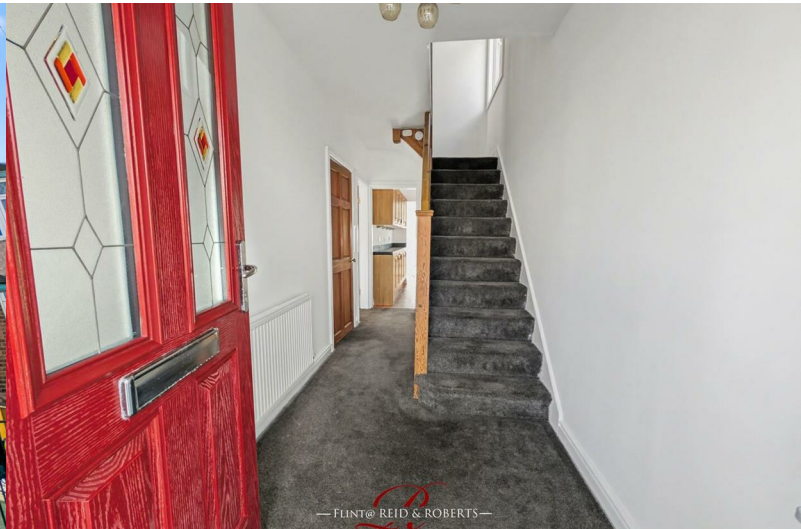




59 Queens Avenue

Flint, Flintshire, CH6 5JN

Offers Around £179,000



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Accommodation comprising:

Overhead canopy porch, steps up to a Upvc double glazed composite door with traditional decorative insert and side panels open to:

Entrance Hall:

Stairs leading to the first floor accommodation with wooden balustrade, carpeted flooring, double panelled radiator, smoke alarm and carbon monoxide detector, under stairs storage cupboard which houses the gas central heating boiler and electric meter.

Doors into:

Lounge

Upvc double glazed bay window to the front elevation, wall light points, wood effect laminate flooring and double panelled radiator.

Dining Room

Upvc double glazed window to the rear elevation with frosted top panels, double panelled radiator and carpeted flooring.

Kitchen

Upvc frosted window to the side elevation, housing a range of Oak, wall and base units with iron hardware, tiled splash back, built in stainless steel oven, four ring stainless steel hob and extractor hood over, stainless steel sink and drainer with mixer tap over, built-in fridge, recessed spotlights, tiled floor and opening to:

Conservatory

Upvc double glazed units to the side and rear, recessed spotlights housed into the window sills, double panelled radiator, tiled floor, Upvc double glazed French doors opening into the rear paved garden and self clean roof panels, built in storage cupboard housing the washing machine.

First Floor Accommodation

Landing:

Upvc double glazed window to the side elevation with frosted glass panels, wooden balustrade, original wooden doors opening to:

Bedroom One

Upvc double glazed bay window to the front elevation, triple - mirror sliding wardrobe with hanging rail and storage, wood effect laminate flooring and double panelled radiator.

Bedroom Two

Upvc double glazed window to the rear elevation with frosted panels, double panelled radiator and wood affect laminate floor.

Bedroom Three

Upvc double glazed window to the front elevation, double panelled radiator and would affect laminate flooring.

Bathroom

Fitted with a stylish four-piece suite comprising an inset double-ended bath with feature wall-mounted tap, low-level flush WC, pedestal wash hand basin with chrome mixer tap, and a bathroom cabinet. There is also a double shower enclosure with glazed sliding doors and a dual-head mixer shower.

Additional features include an extractor fan, recessed spotlights, full-height wall tiling, complementary floor tiling, Upvc double glazed frosted window to the rear elevation and a chrome heated towel rail.

Outside

The property is approached via double wrought iron gates, opening onto a driveway to the side which provides off-road parking for two vehicles and leads to a single-bay detached garage at the rear. The front garden has been paved for ease of maintenance, with a pathway leading to the main entrance.

To the rear, the garden has also been designed with low maintenance in mind, featuring a paved layout with a central feature design, dwarf wall creating an alternative seating area. The space is fully enclosed by timber fence panelling and includes a concrete patio area. The detached garage benefits from an up-and-over door and two side windows.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Tel: 01352 762300

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : 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.

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.

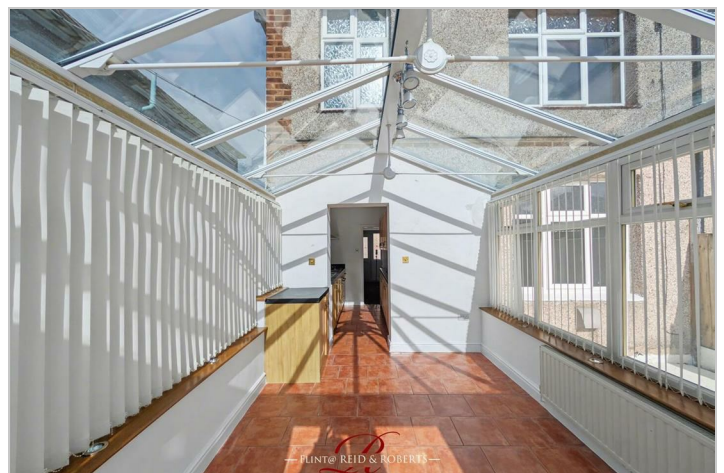
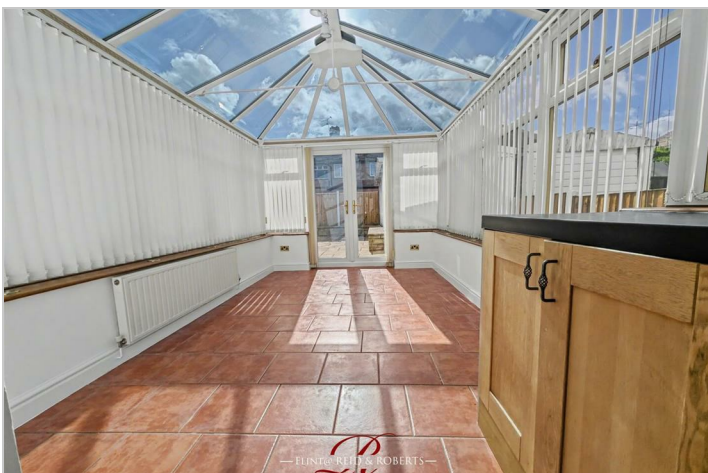
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



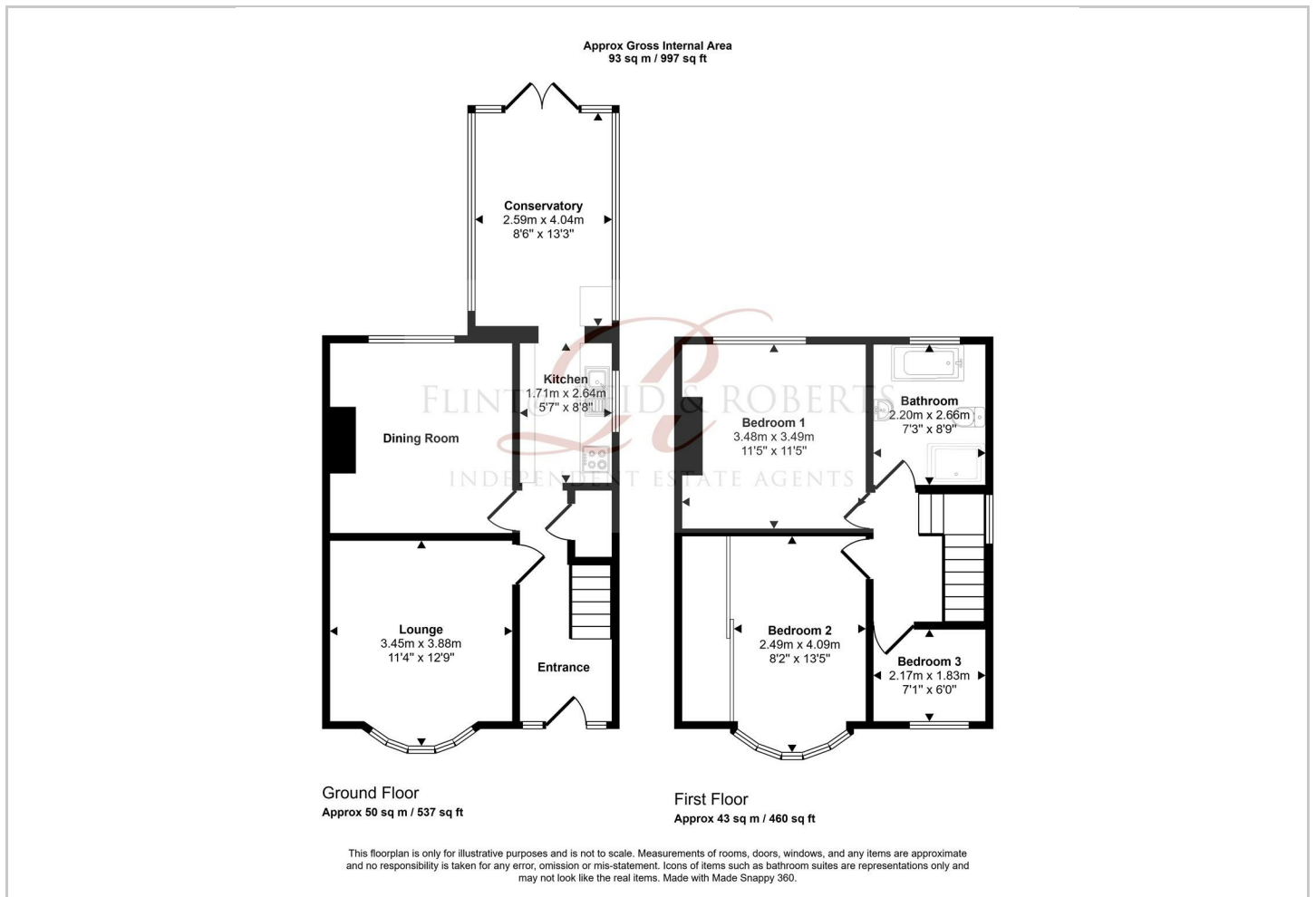
Hybrid Map



Terrain Map



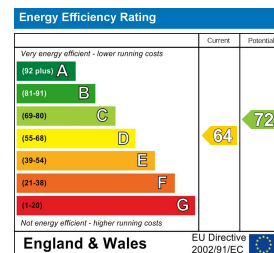
Floor Plan



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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