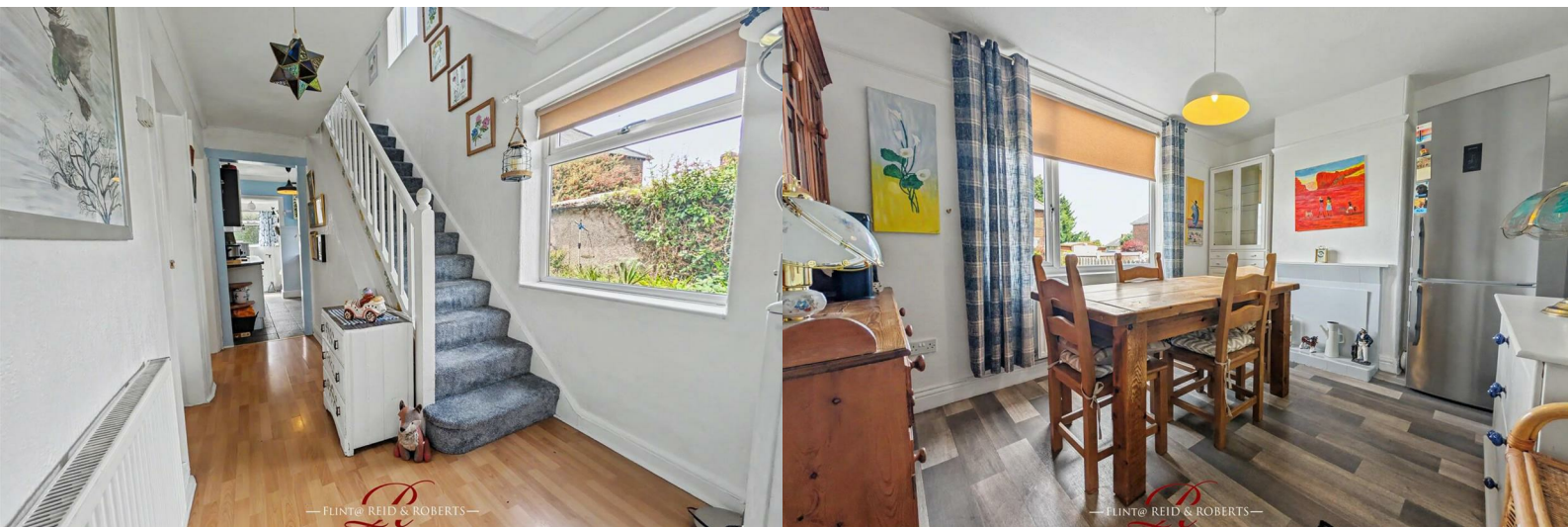




27 Trelawney Avenue
, Flint, CH6 5JD

Offers Around £165,000



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Accommodation Comprising:

Step up to upvc double glazed door into:

Hallway:

Upvc double glazed window to the side elevation, double panelled radiator, wood effect laminate flooring, textured ceiling, stairs leading to first floor accommodation, and doors into:

Dining Room:

Upvc double glazed window to the front elevation, picture rail, fire place, and vinyl flooring.

Lounge

Upvc double glazed window to the rear elevation, living flame gas fire set on a marble effect hearth and fire surround, picture rail, textured ceiling and wood effect laminate flooring.

Kitchen:

Fitted with a range of wall, drawer and base units with roll top work surfaces, one and a half bowl sink and drainer with mixer tap over, space for free standing cooker, void and plumbing for washing machine, Upvc double glazed windows to the side and rear elevation, Upvc double glazed door to the side elevation, tiled flooring, and splash back tiling, wall mounted 'Glow Worm' boiler.

FIRST FLOOR ACCOMMODATION

Landing:

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

Bedroom One:

Upvc double glazed window to the front elevation, fireplace, wood effect laminate flooring, double panelled radiator.

Bedroom Two:

Upvc double glazed window to the rear elevation, fireplace, storage cupboard, textured ceiling, double panelled radiator, wood effect laminate flooring.

Bedroom Three:

Upvc double glazed window to the front elevation, over stairs storage cupboard, partial vinyl flooring,

Family Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, low level flush w.c. and pedestal wash hand basin. Partial wall tiling, vinyl flooring, heated towel rail, frosted double glazed window to the rear elevation.

OUTSIDE

The property is approached via a pathway leading to the front entrance. There is also a driveway providing parking and leading to a detached garage. The rear garden has two garden shed/outbuildings to one of which includes an outside w.c. To the front side and rear there are generous gardens, mainly laid to lawn with borders well stocked with a variety of shrubs and plants.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmclade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you

Tel: 01352 762300

navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Opening Hours

OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

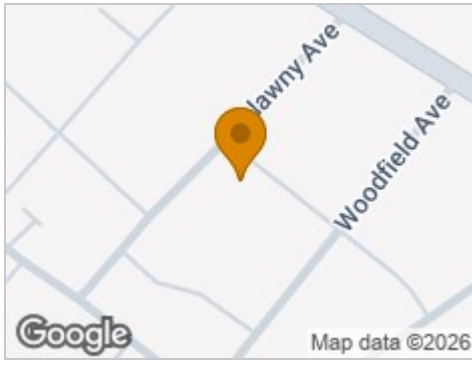
All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.



Road Map



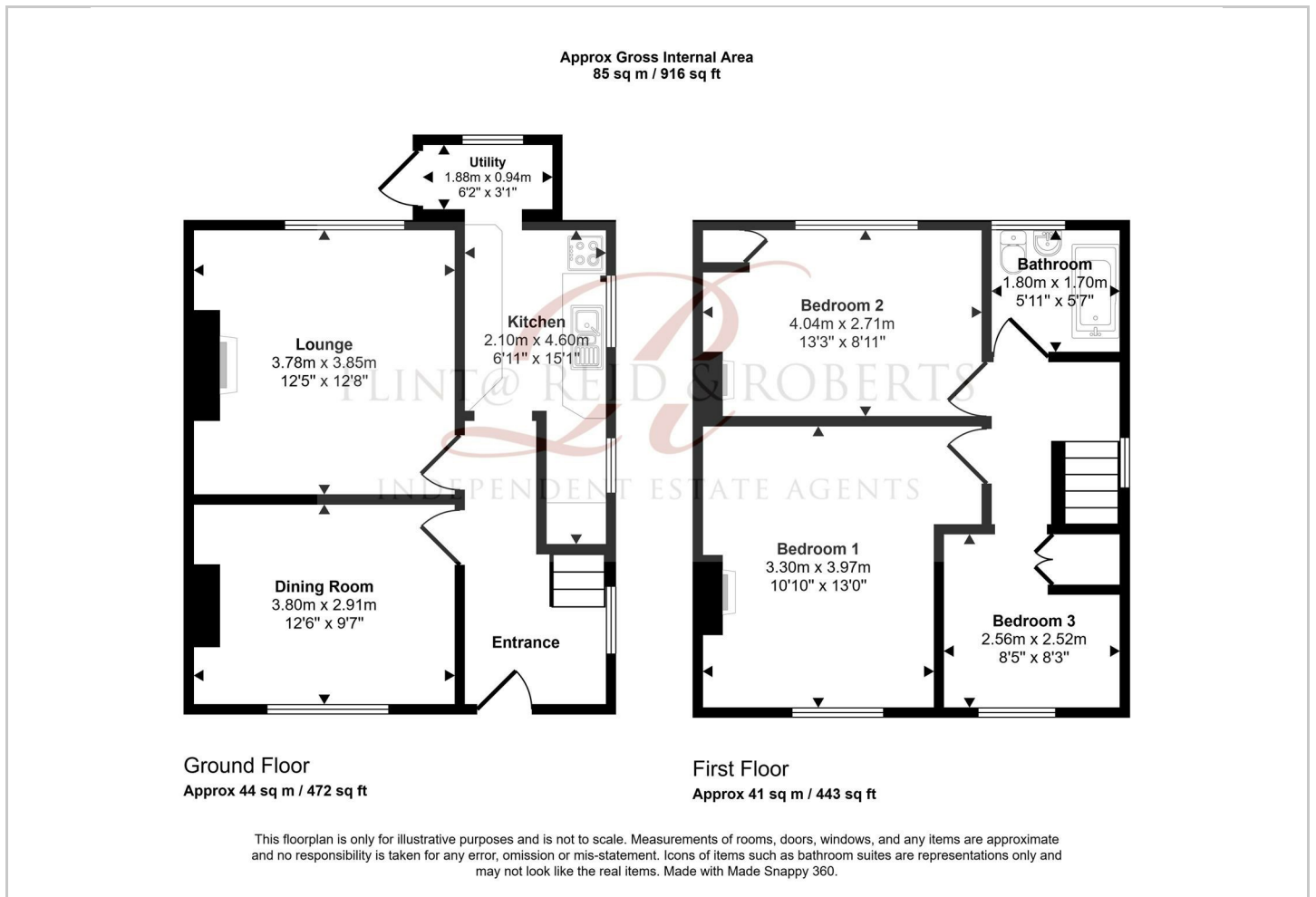
Hybrid Map



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.