



## 61 Queens Avenue

, Flint, CH6 5JN

Offers Over £175,000



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## Accommodation Comprising:

Steps upto:

Upvc double glazed door with side panels opens to:

### Reception Hall

A spacious and welcoming reception hallway with staircase rising to the first floor, large double panelled radiator, useful understairs storage cupboard with traditional mouldings, vinyl flooring and doors leading to:

### Lounge

**11'10" x 11'10" plus bay (3.6 x 3.61 plus bay)**

A UPVC double glazed bay window to the front elevation floods the room with natural light. The space features a single panelled radiator, picture rail and a charming inglenook-style fireplace with cast iron multi-fuel burner, complemented by a rustic wooden mantle and newly fitted carpet.

### Dining Room

**11'10" x 11'10" (3.6 x 3.6)**

A UPVC double glazed window to the rear elevation allows natural light to complement the charming exposed brick inglenook fireplace, finished with a single panelled radiator, coved ceiling and picture rail.

### Breakfast/Utility Room

**8'6" x 5'10" (2.6 x 1.79)**

A practical breakfast/utility space with UPVC double glazed window to the side elevation, single panelled radiator, vinyl flooring and open access into:

### Kitchen

**8'10" x 8'2" (2.7 x 2.5)**

The kitchen is fitted with a range of modern white gloss wall, drawer and base units complemented by work surfaces over, incorporating an inset stainless steel sink with mixer tap and built-in electric oven with four-ring hob. There is plumbing for a washing machine, triple aspect UPVC double glazed windows to the side and rear elevations providing excellent natural light, and a UPVC glazed door opening to the rear garden. Finished with a single panelled radiator and vinyl flooring.

## First Floor Accommodation

### Landing

Upvc double glazed window to the side elevation, loft access hatch, carpeted flooring and Oak panelled doors leading into:

### Bedroom One

**11'11" x 10'5" (3.63 x 3.18)**

A UPVC double glazed bay window to the front elevation provides excellent natural light, complemented by a picture rail, carpeted flooring and single panelled radiator.

### Bedroom Two

**11'11" x 10'5" (3.63 x 3.18)**

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

### Bedroom Three

**7'4" x 7'3" (2.24 x 2.21)**

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

### Bathroom

Fitted contemporary white three-piece suite comprising: panelled bath with wall mounted shower including multi head and rainfall heads, glazed screen, back-to-wall W/C and vanity wash hand basin set within a storage unit with cupboards beneath, complemented by chrome fixtures and fittings and vinyl flooring. A built-in cupboard with tiled door houses the central heating boiler, and a UPVC double glazed frosted window to the rear elevation completes the space.

### Outside

The property is approached through double wrought iron gates opening onto a generous paved driveway, offering ample off-road parking and leading to a detached single garage. To the rear, the garden has been designed with low maintenance in mind, laid mainly to decorative gravel and fully enclosed by timber fencing.

### To Arrange A Viewing

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.

Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

Strictly by prior appointment through Reid & Roberts Estate Agents.

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself. We deal with High Street Banks and Building Societies and can look for the most competitive rates around. For more information, 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.

### To Make 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. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

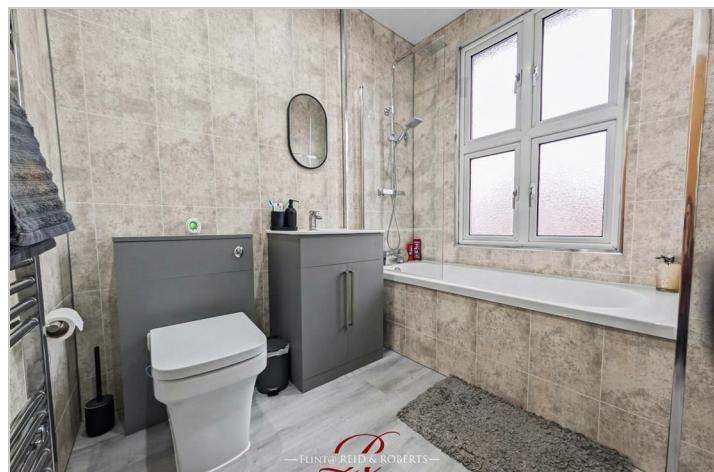
### Opening Hours

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

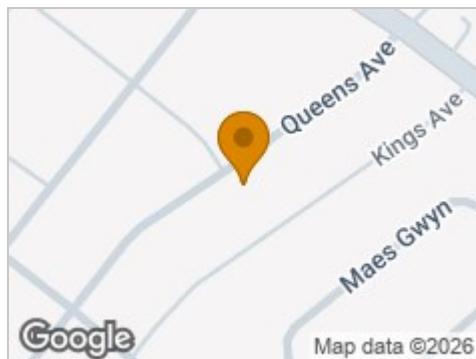
Winter Closing Hours: November to February - Mon-Fri 9am-5pm

Please Note: 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.

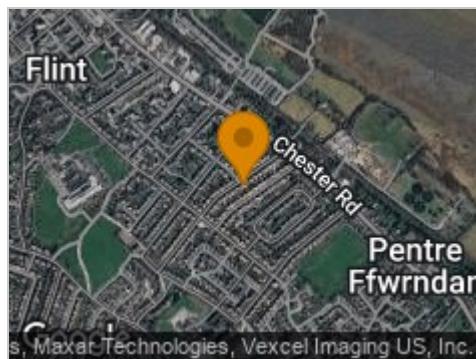
Any appliances mentioned may not have been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection 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.



## Road Map



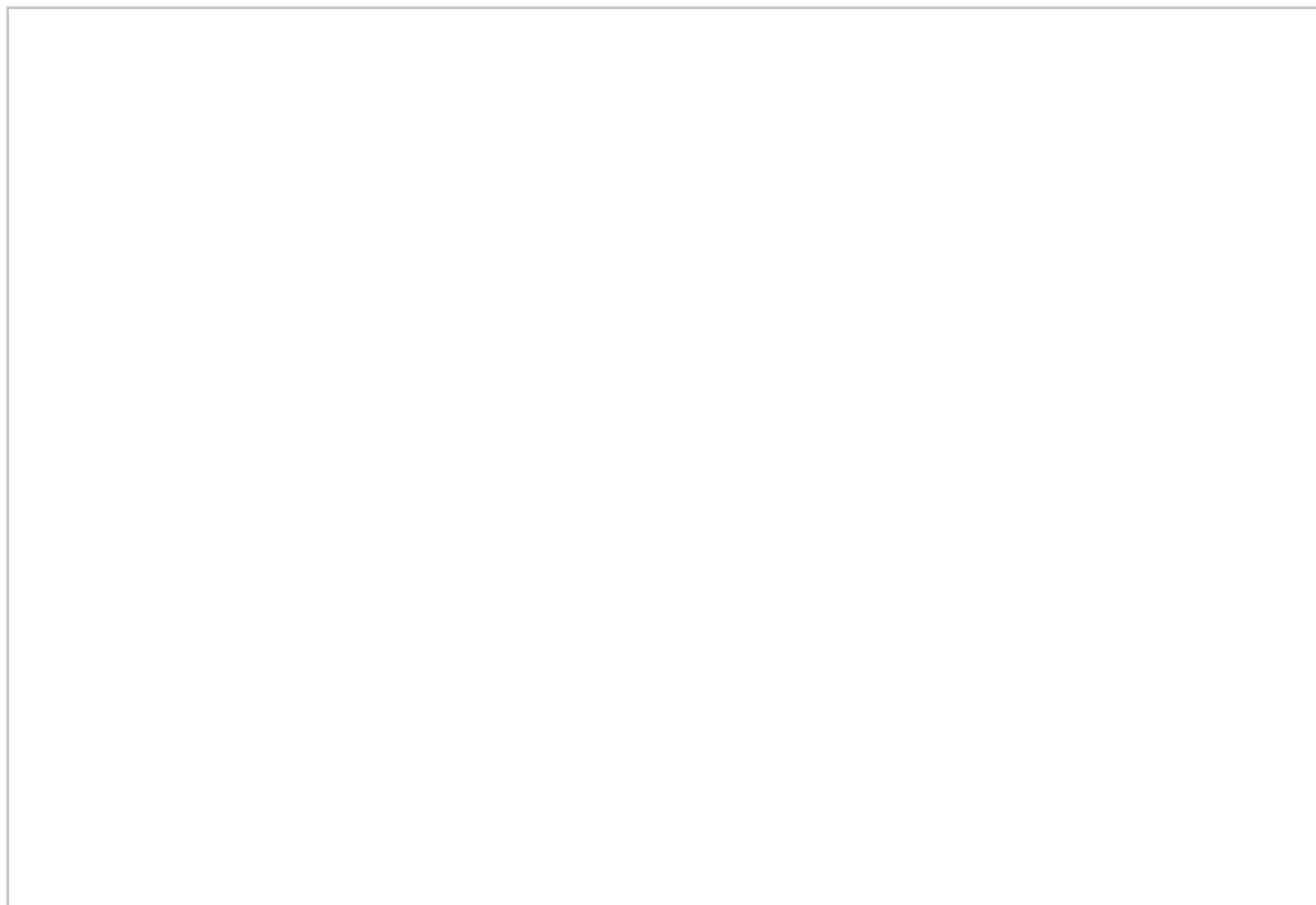
## Hybrid Map



## Terrain Map



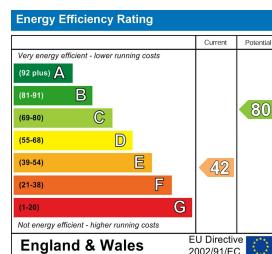
## Floor Plan



## 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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