



## 11 Fifth Avenue

, Flint, CH6 5LW

£175,000



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## Accommodation Comprising:

Step up to double wooden doors with textured glass panels doors opening into:

### Enclosed Porch:

Wooden front door with textured and stained glass panels opening into:

### Entrance Hall:

Stairs leading to the first floor accommodation, doors into:

### Lounge:

11'10 x 10'10 (3.61m x 3.3m)

Upvc double glazed bay window to the front elevation, double panelled radiator, picture rail, marble hearth with gas fire and fire surround, wall mounted reading lights, textured ceiling.

### Reception Room Two:

11'10 x 11'2 (3.61m x 3.4m)

Upvc units to the rear elevation in a 'bay' style with wooden door opening to outside, textured and coved ceiling, electric fire set in a marble effect fireplace, double panelled radiator.

### Kitchen/Dining Room:

Housing a comprehensive range of wall, drawer and base units with complementary roll top work surfaces over, polycarbonate inset sink and drainer unit with mixer tap over, space for free standing cooker with extractor fan over, void and plumbing for dishwasher and washing machine, upvc double glazed windows to the side and rear elevation, wooden door with frosted glazed units opening to the side elevation, double panelled radiator

## FIRST FLOOR ACCOMMODATION

### Landing:

Upvc double glazed frosted and stained window to the side elevation, loft access and doors into:

### Bedroom One:

11'10 x 11'2 (3.61m x 3.4m)

Upvc double glazed bay window to the front elevation, housing a range of built in wardrobes, single panelled radiator, carpet flooring.

### Bedroom Two:

11'10 x 10'2 (3.61m x 3.1m)

Upvc double glazed window to the rear elevation, single panelled radiator, picture rail, carpet flooring.

### Bedroom Three:

7'7 x 6'3 (2.31m x 1.91m)

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

### Family Bathroom:

7'10 x 6'3 (2.39m x 1.91m)

Fitted with a white three piece suite comprising: Panelled bath with electric shower over, pedestal wash hand basin, low level flush w.c, partially tiled walls, frosted window to the rear elevation, wood effect laminate flooring, storage cupboard,

### Garage:

Up and over door, wooden door to the side and window.

### Outside:

Approaching the property a wrought iron gate provides access to the brick paved pathway into the front garden which is predominantly laid to lawn bound by mature hedging. The Pathway follows round to the side of the property leading to the side door and to the driveway. The garden to the rear is made up of laid to lawn and some mature bushes and shrubs with a wooden fence boundary.

### 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

Tel: 01352 762300

funding is in place.

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

### 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 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.**

### 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

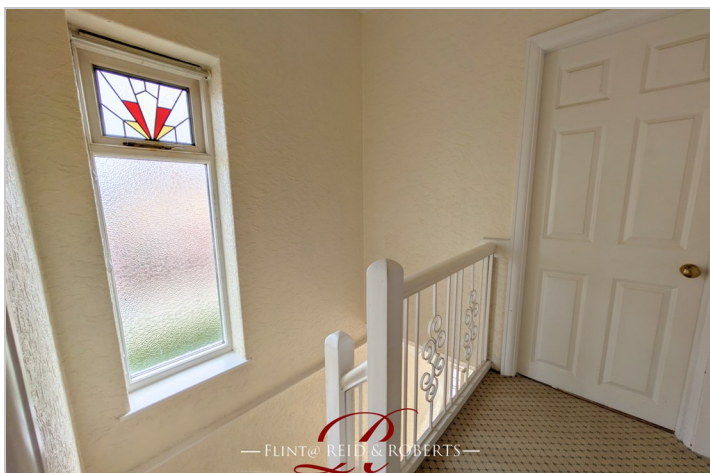
Saturday 9am - 4pm

### 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.



### 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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