



## 22 Brushwood Avenue

Flint, CH6 5TY

Offers Over £150,000



# 22 Brushwood Avenue

Flint, CH6 5TY

**Offers Over £150,000**



## Accommodation Comprises

Open Storm Porch - Entrance door with opaque glazed panel opening into:

### 'L' Shaped Hallway

Built-in storage cupboard, radiator with decorative cover, textured ceiling, loft access hatch and wood effect vinyl flooring.

### Kitchen

Fitted with a modern range of white gloss wall, base and drawer units complemented by roll-top work surfaces over, incorporating an inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Newly fitted electric oven and grill with four-ring electric hob and extractor over. Cupboard housing wall mounted boiler, space for washing machine, space for fridge/freezer, UPVC double glazed window to the front elevation, radiator and tiled flooring.

### Living Room

A spacious reception room with UPVC double glazed window to the front elevation, textured and coved ceiling, wood-effect laminate flooring, power points and radiator.

### Conservatory

UPVC double glazed floor to ceiling units with UPVC double glazed door opening to the rear garden and patio area, polycarbonate roof, tiled effect vinyl flooring and power points.

### Bedroom

A generous double bedroom with UPVC double glazed window overlooking the rear garden, radiator, textured ceiling and carpeted flooring.

### Bathroom

Fitted with a modern three-piece suite comprising panelled bath with chrome thermostatic shower over,

pedestal wash hand basin and low-level flush WC. UPVC double glazed frosted window to the side elevation, radiator and wood-effect laminate flooring.

### External

To the front, the property is approached via a block-paved driveway providing ample off-road parking and a golden gravelled garden area as well as gated access to the side leads through to the rear garden.

The generous rear garden has been designed with ease of maintenance in mind and is arranged over three attractive tiers. A spacious paved patio immediately adjoins the property, providing an ideal area for outdoor seating and entertaining. Steps lead to further tiers and timber sleeper detailing, with the upper level offering a space for additional seating area. The garden is fully enclosed by timber fencing, providing a pleasant and private outdoor space.

### COUNCIL TAX BAND B

### ESTAS Best in Postcode Award Winners 2026

Reid & Roberts Estate and Letting Agents are proud ESTAS Best in Postcode Award Winners 2026, recognised for outstanding customer service and local property expertise.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

### VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

Tel: 01352 711170

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

### **MONEY LAUNDERING REGULATIONS**

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **MISDESCRIPTION ACT**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### **MAKE AN OFFER**

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### **LOANS**

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### **INDEPENDENT MORTGAGE ADVICE**

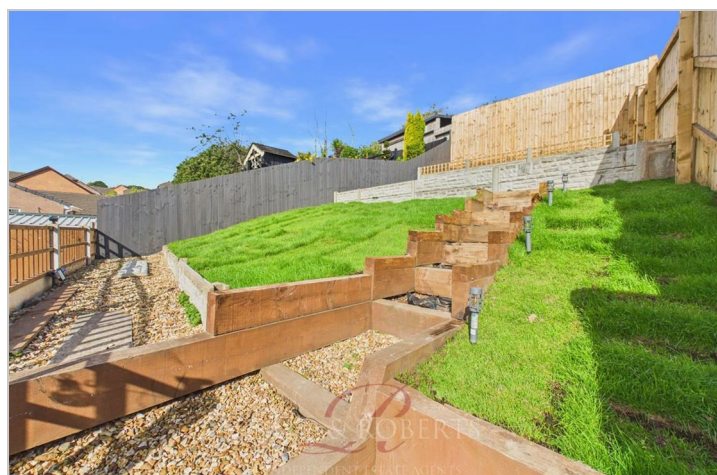
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

### **DISCLAIMER**

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

### **TENURE**

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



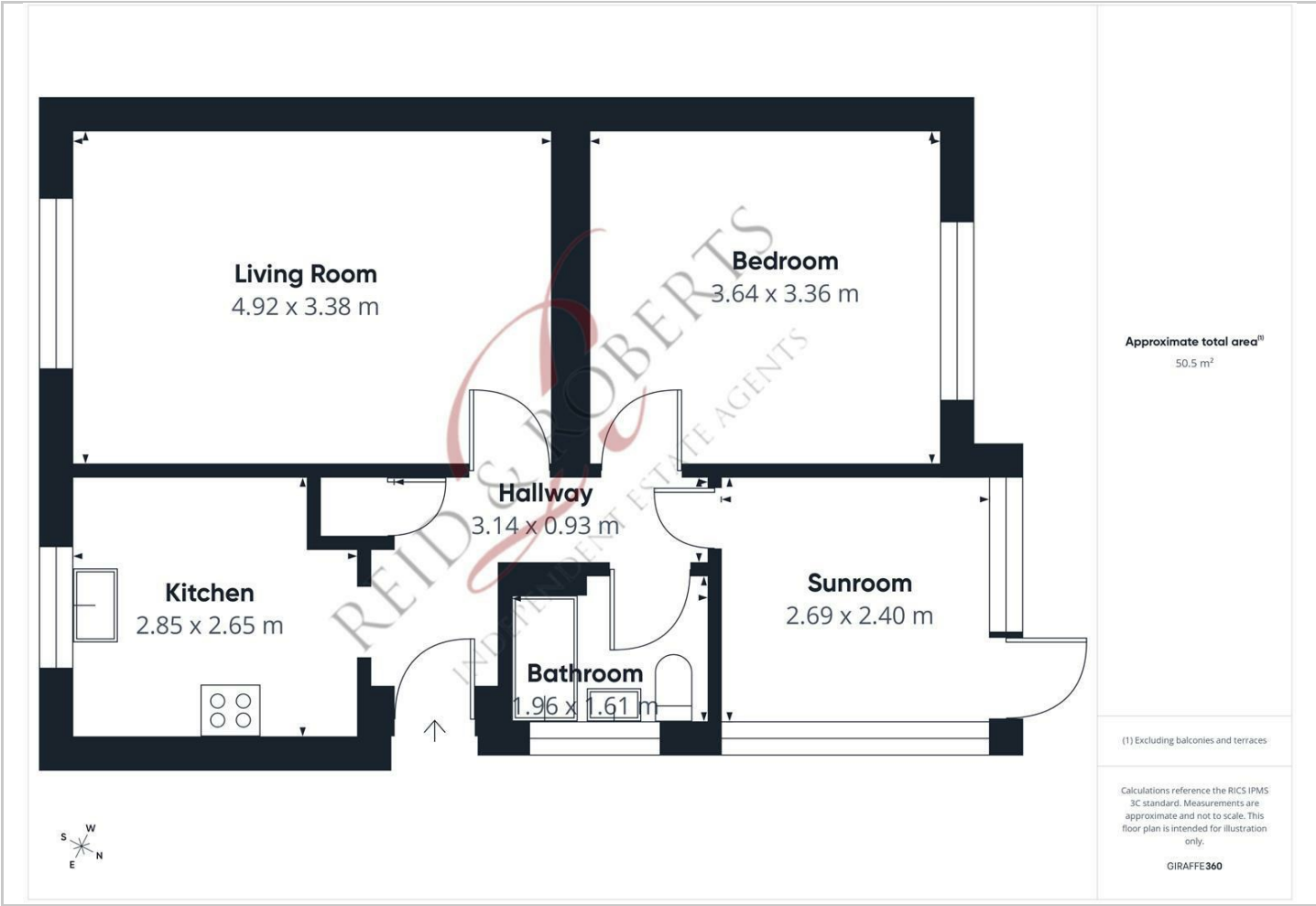
Hybrid Map



Terrain Map



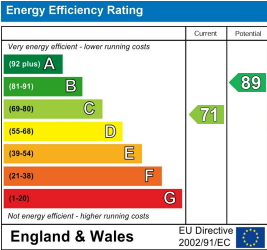
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require 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 firms employment has the authority to make or give any representation or warranty in respect of the property.