



42 Kings Avenue

Flint, CH6 5JR

Offers In The Region Of £160,000



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Accommodation Comprises

Welcomed via a UPVC door with a decorative frosted inset.

Entrance Hall

Step into the entrance hall, offering a seamless flow throughout the ground floor living accommodation and stairs to the first floor. A UPVC double-glazed window to the side elevation provides light, accompanied by a ceiling light, wall-mounted thermostat, smoke alarm, power point and a panelled radiator.

Living Room

A spacious room with a large UPVC double-glazed bay window to the front elevation, pouring in light. An electric fire sat on a tiled hearth with a matching surround and wooden mantle creates a focal point of the space, whilst the rest of the room is complete with wall and ceiling lights, a panelled radiator and power points.

A door flows nicely into the kitchen/diner, whilst a second, offering practical under-stair storage, is complete with a UPVC double-glazed decorative frosted window to the side and ceiling light, housing the electric meter and fuse box.

Kitchen / Diner

The bright kitchen/diner houses modern gloss wall, base and soft-close drawer units with a complementary worktop surface. The space includes a one and a half bowl sink, drainer and mixer tap over, integrated oven and four-ring induction hob with a splashback and extractor hood over.

Additional features include a tiled splashback, tile-effect vinyl flooring, a panelled radiator, power points, UPVC double-glazed windows to the rear and side elevations, and a ceiling and fluorescent strip light. There is space for a small dining table and appliances including a washing machine and fridge freezer.

A wooden door with a double-glazed inset opens out onto the rear garden.

First Floor Accommodation

Landing

Having a UPVC double-glazed decorative frosted window to the side elevation, loft access, ceiling light and smoke alarm, with doors leading to three bedrooms and bathroom.

Bedroom One

A spacious main double bedroom situated at the front of the property with a large UPVC double-glazed bay window flooding the space with natural light, a panelled radiator, ceiling light and power points.

Bedroom Two

A well-proportioned second bedroom featuring a UPVC double-glazed window to the rear elevation, a panelled radiator, ceiling light and power points.

Bedroom Three

A versatile third bedroom, ideal for use as a nursery, home office or guest room, having a UPVC double-glazed window to the rear elevation, a panelled radiator, ceiling light and power points.

Bathroom

Three piece suite comprising a W.C, pedestal sink with taps and a panelled bath with taps and a wall-mounted electric shower with a removable handset above.

Additional features include wood-effect vinyl flooring, a panelled radiator, partially tiled walls, ceiling light and a useful storage space housing the Worcester boiler. A convenient UPVC double-glazed decorative frosted window to the side elevation ensures natural light whilst maintaining privacy.

External

Approached via the driveway suitable for off-road parking, the front garden is low-maintenance, bordered by a brick wall and wooden fence panels with a step up to the UPVC front door and easy access along the side of the property into the rear garden.

A generous rear garden offering excellent potential for landscaping and outdoor entertaining, featuring a mix of lawn and patio areas with an outbuilding. Fully enclosed by wooden fence panels, the space provides a good degree of privacy and scope for buyers to personalise to their own taste.

COUNCIL TAX BAND C

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

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.

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

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DISCLAIMER

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TENURE

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



Road Map



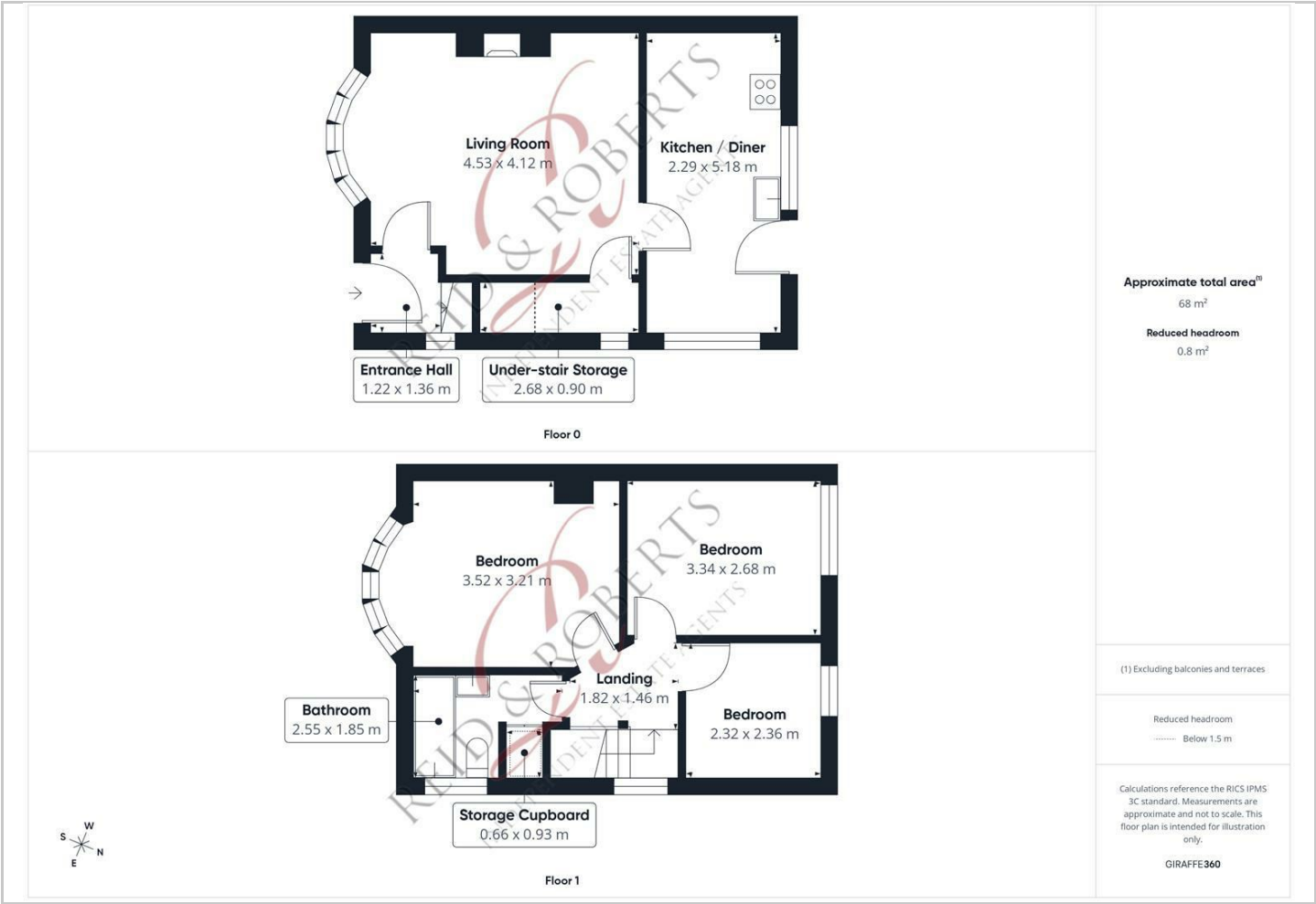
Hybrid Map



Terrain Map



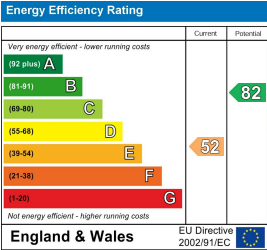
Floor Plan



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



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