



66 Queens Avenue  
, Flint, CH6 5JP

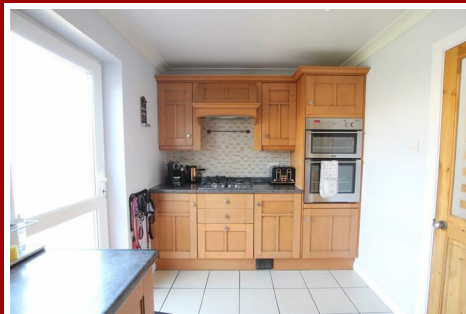
Offers Over £145,000



# 66 Queens Avenue

, Flint, CH6 5JP

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## Accommodation Comprises:

Steps up to:

Upvc double glazed door with decorative panel opens to:

### Reception Hall

Stairs leading to the first floor accommodation, Upvc double glazed frosted window to the side elevation, double panelled radiator, textured and door into:

### Lounge

13'11" x 13'6" (4.24 x 4.11)

Upvc double glazed bay window to the front elevation, feature inset with freestanding stove effect electric fire with wooden mantle, double panelled radiator, textured ceiling, understairs storage cupboard, picture rail and wood effect laminate flooring.

Door into:

### Kitchen/Breakfast Room

16'5" x 7'5" (5.00 x 2.26)

Housing a comprehensive range of wall, drawer and base units with complimentary roll top work surfaces, inset stainless steel sink and drainer unit with mixer tap over, Upvc double glazed window to the rear elevation overlooking the rear garden, splash back tiling, built in electric eye level double oven, 4 ring gas hob with extractor hood over, void and plumbing for washing machine, space for American style fridge freezer, tiled floor and Upvc double glazed door opening to the rear garden.

### First Floor Accommodation

### Landing

Upvc double glazed frosted window to the side elevation, dado rail, coved ceiling, loft access hatch and doors into:

### Bedroom One

13'8" x 11'8" plus robes (4.17 x 3.56 plus robes)

Upvc double glazed window to the front elevation, double panelled radiator, built in wardrobe with hanging rail and storage space, picture rail.

### Bedroom Two

10'10" x 8'7" (3.30 x 2.62)

Upvc double glazed window to the rear elevation, double panelled radiator and picture rail.

### Bathroom

Three piece suite comprising: panelled bath with thermostatic shower over and glazed screen, pedestal wash hand basin and low level push flush w/c, Upvc double glazed frosted window to the rear elevation, splash back tiling, double panelled radiator and vinyl floor covering.

### Outside

The property is approached via a low maintenance gravelled driveway which provides ample off road parking to the front. A wooden gate to the side opens to the well maintained garden to the rear which is mainly laid to lawn with raised borders and block paved patio area enclosed to all sides with wood panelled fencing. A further decked seating area is ideal for outside dining, there is also a composite storage shed.

### To Arrange A Viewing

Virtual viewings are encouraged for anyone in a

Tel: 01352 762300



vulnerable health position or not in a financial position to proceed with a sale. Additional photos or a short video can be emailed on request.

### 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 all major Banks and Building Societies and can look for the most competitive rates around. For more information please call 01352 762300.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS**

### To Make An offer

**TO MAKE AN OFFER - PLEASE MAKE AN APPOINTMENT.**

If you are interested in offering on this property, contact our office to make an appointment.

The appointment is part of our guarantee to the seller to ensure all buyers are financially qualified and their buying position confirmed.

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

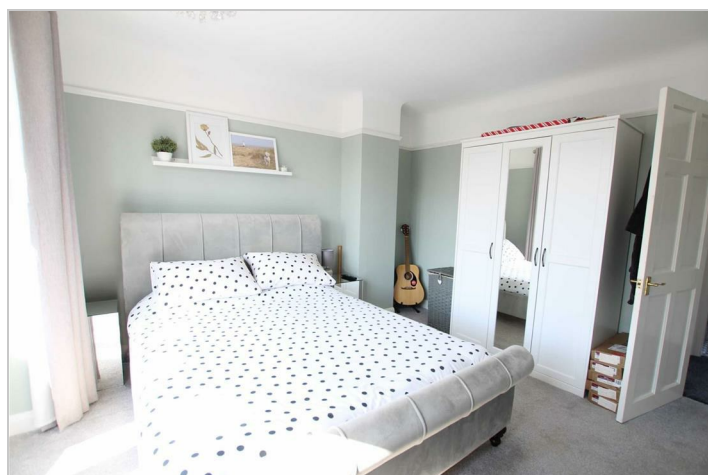
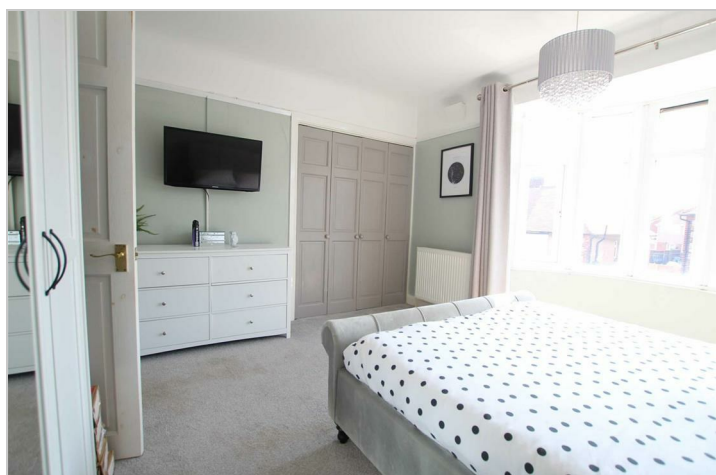
### Opening Hours

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

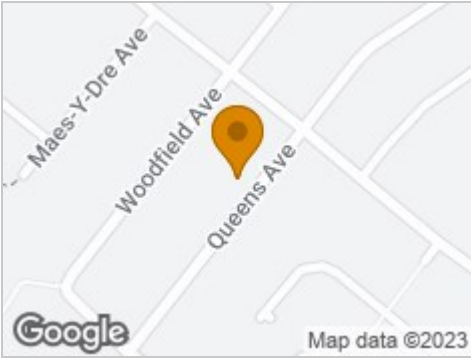
Saturday 9:00am - 4:00pm

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 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



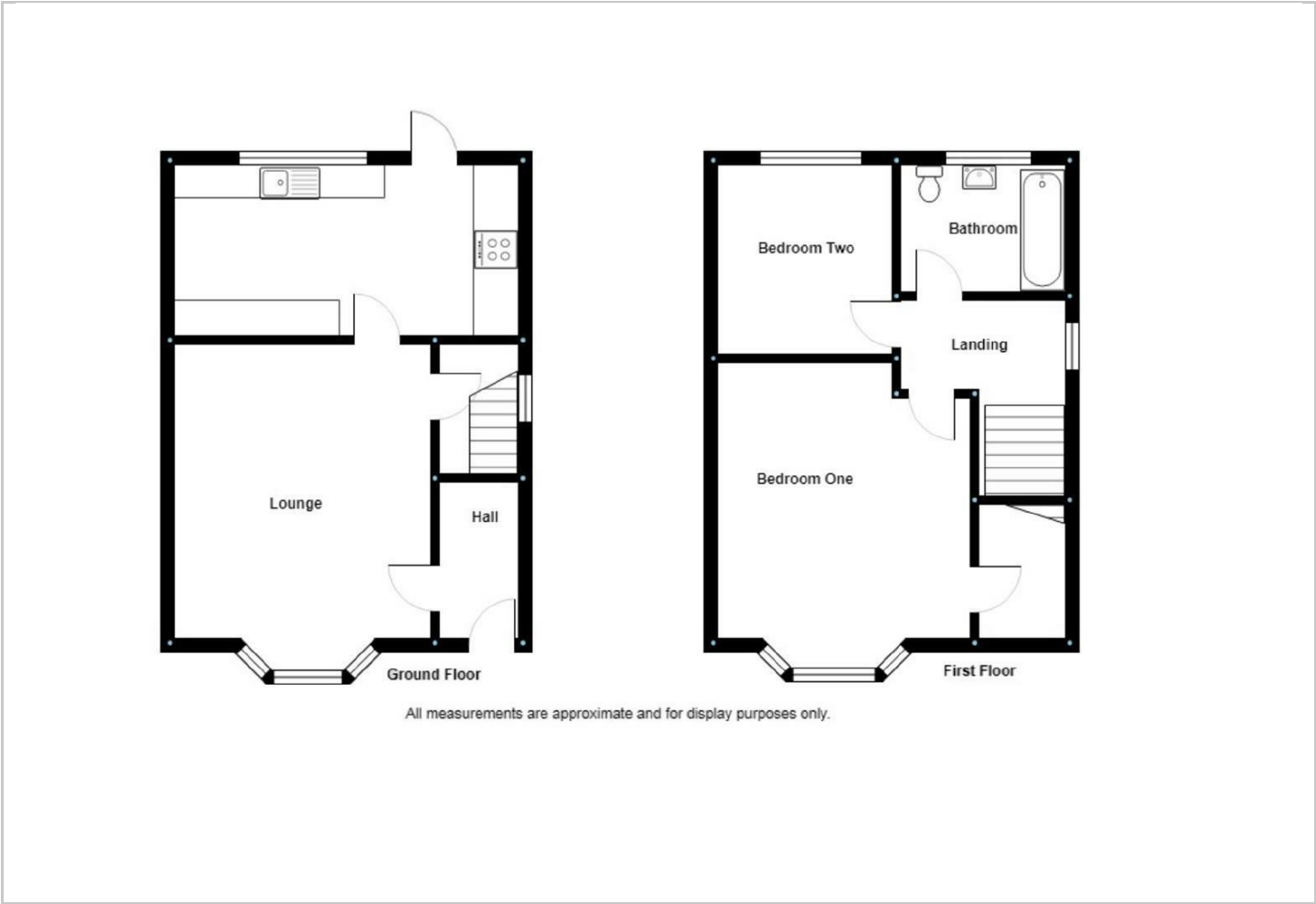
Hybrid Map



Terrain Map



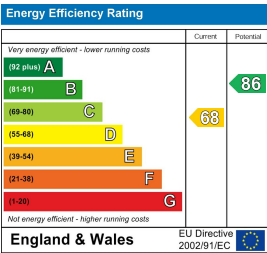
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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