



## 10 Albert Avenue

, Flint, CH6 5EG

£147,000



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## Accommodation Comprising

Step up to:

Upvc double glazed door with decorative inset panel opens into:

### Entrance Hall

Stairs leading to First Floor Accommodation, cupboard housing electric metre and door leading into:

### Lounge

**13'6" (max) x 12'10" (4.11 (max) x 3.91)**

Double glazed bay window to the front elevation, textured and coved ceiling, t.v aerial point, double panel radiator, wooden fire surround with living flame gas fire (currently not in use) under stairs storage cupboard and door leading into:

### Dining Room

**11'10" x 11'9" (3.61 x 3.58)**

Double glazed window to the rear elevation, textured and coved ceiling, wooden fire surround with living flame gas fire, under stairs storage cupboard and door leading into:

### Kitchen

**11'11" x 6'5" (3.63 x 1.96)**

Housing a range of wall and base units with work surfaces over, stainless steel sink unit with mixer tap over and drainer, space for cooker, void and plumbing for washing machine, full wall tiling, tiled flooring, two double glazed windows to the side elevation and double glazed door leading to rear garden.

Door into:

### Ground Floor W.C.

Fitted with a two piece suite comprising low level flush w.c, Wall mounted wash hand basin. Frosted double glazed window to the side elevation, tiled flooring and full wall tiling.

### First Floor Accommodation

### Landing

Double glazed window to the side elevation, loft access point and doors leading into:

### Bedroom One

**11'5" x 7'8" (Excl wardrobes) (3.48 x 2.34 (Excl wardrobes))**

Double glazed window to the front elevation, double panel radiator, fitted with a range of wardrobes with sliding doors.

### Bedroom Two

**11'11" x 9'2" (3.63 x 2.79)**

Double glazed window to the rear elevation, double panel radiator, fitted with a range of wardrobes with sliding doors.

### Bedroom Three

**7'6" x 5'11" (2.29 x 1.80)**

Double glazed window to the front elevation and double panel radiator.

### Shower Room

Double glazed frosted window to the rear elevation, double panel radiator, fitted with a three piece suite comprising wall mounted electric shower with glazed screen, pedestal wash hand basin and low level flush w.c. Vinyl flooring and full wall tiling.

### Garage

Brick built garage with up and over door

### Outside

The property is approached via a concrete driveway. There is a low maintenance paved garden bound by dwarf brick wall and a step leads up to the front entrance. To the side of the property the driveway extends and leads to a single bay garage. The rear garden can be accessed via a gate to the side and is designed with low maintenance in mind being mainly paved with plant and shrub borders. There is also a brick built storage shed.

## Directions

From the Agents office turn Left at the traffic lights at the top of Church Street. Take the Right hand turn onto Prince of Wales Avenue and follow this road along eventually turning Left onto Albert Avenue where the property will be found on the Left hand side identified by our For Sale board.

## Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Flint 01352 762300. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## 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 - MAKE AN APPOINTMENT.

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. Any delay may result in

the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

## Opening Hours

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

Saturday 9:00am - 4:00pm

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## Road Map



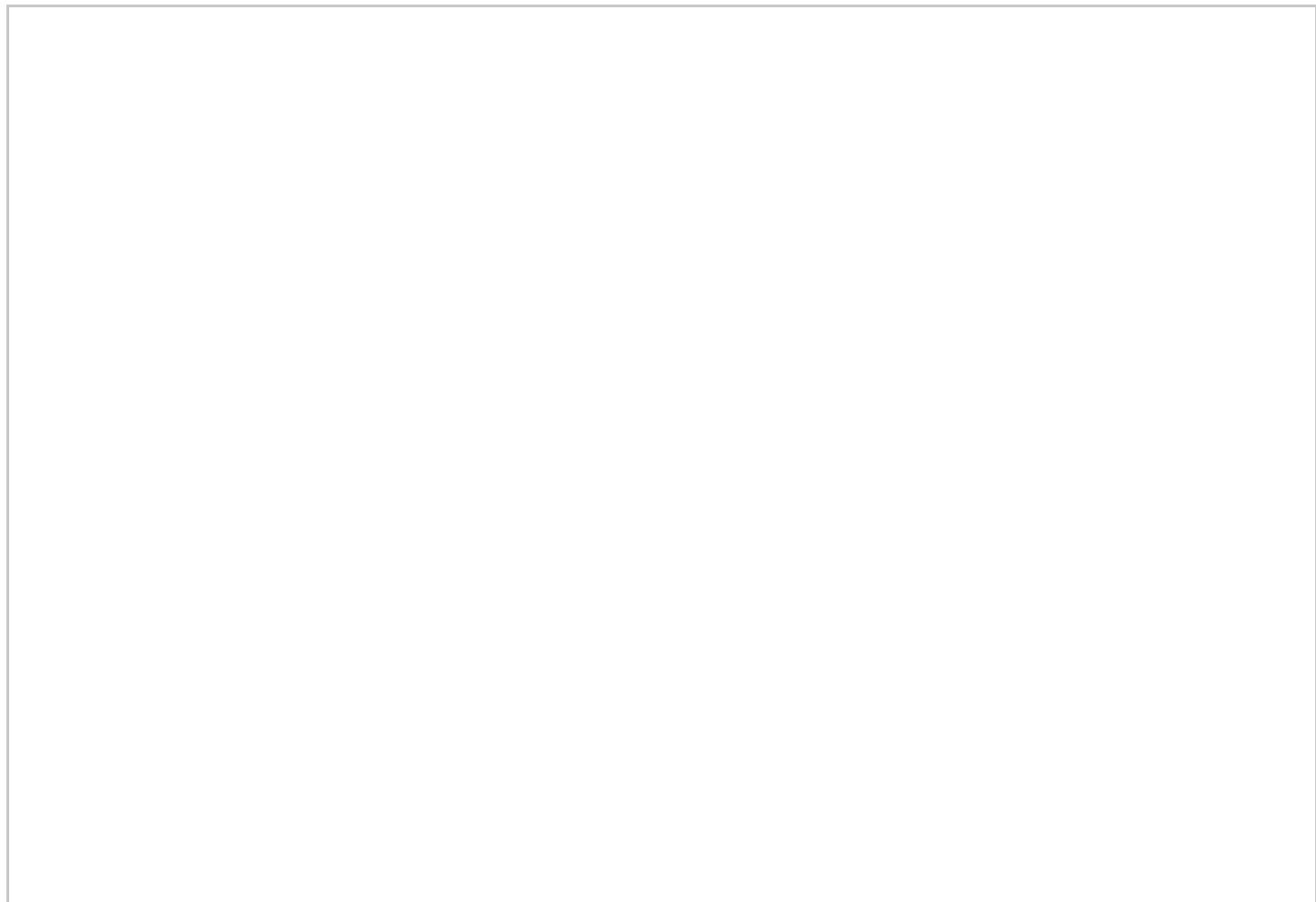
## Hybrid Map



## Terrain Map



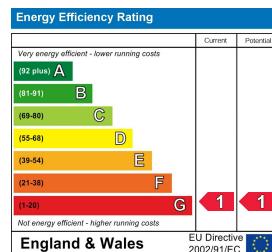
## Floor Plan



## 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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