



4 Brookdale Avenue

, Flint, CH6 5RB

£280,000



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Accommodation Comprising:

Upvc double glazed composite door with side panel opens to:

Reception Hall

Split level hallway with stairs up to the first floor accommodation and stairs leading down to the lower ground floor.

Glazed wooden door with frosted panel and side panel opens to the Dining Room.

Steps down to:

Inner Hallway

Built in storage cupboards, wood laminate flooring and doors leading in to:

Lounge

19'5" x 13'6" (5.92 x 4.11)

Upvc double glazed window to the side elevation, wall mounted electric fire with wooden fascia, wood effect laminate flooring, double panelled radiator and steps leading up to the Dining Room.

Upvc double glazed sliding patio door opening into:

Conservatory

Dwarf wall construction with Upvc double glazed units to the front, side and rear, polycarbonate roof and wood effect laminate flooring.

Upvc double glazed French doors opening to the patio area to the rear.

Dining Room

10'8" x 9'2" (3.25 x 2.79)

(Steps from Lounge) up to:

Upvc double glazed window to the rear with an elevated view of the garden and surrounding area, double panelled radiator with decorative screen and wood effect laminate flooring.

Kitchen

17'3" x 7'11" (5.26 x 2.41)

Housing a comprehensive range of cream units with chrome handles comprising base, wall and drawer units with complimentary wood effect work surfaces over, inset double stainless steel sink and drainer unit with mixer tap over, splash back tiling, Upvc double glazed window to the front elevation, built in appliances including: fridge, freezer, dishwasher, built in double oven and grill with 4 ring electric hob and extractor over and feature splash back. Tiled floor and Upvc composite double glazed door opening to the side elevation.

First Floor Accommodation

Landing

Doors into:

Bedroom One

16'6" x 10'6" (5.03 x 3.20)

Upvc double glazed, double aspect window to the side and picture window to the rear with views over the garden and surrounding woodland and double panelled radiator.

Bedroom Three

10'7" x 7'2" max (3.23 x 2.18 max)

Upvc double aspect windows to the side and front elevations and double panelled radiator.

Shower Room

Three piece contemporary suite comprising: low level push flush concealed cistern w/c, floating vanity wash hand basin and walk in shower with floor drain and rainfall shower and hand held riser with glazed screen. Upvc double glazed frosted window to the front elevation and chrome towel heater.

Outside

The garden to the front is mainly laid to lawn with well stocked decorative flower border bound by dwarf wall. To both sides of the property there is access to the rear garden which is a particular feature of the property. A paved patio with steps down to a good sized lawn with a wide selection of mature and well established plants, shrubs and bushes. A pathway and steps to the side lead to a further area with gated access into rear woodland.

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Telephone Flint 01352 762300.

Virtual viewings are encouraged for anyone in a 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.

Due to the current situation with Covid-19 we will ensure all doors are open and clients take appropriate action and follow the strict government guidelines issued.

Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Tel: 01352 762300

Mortgage Advise

Reid & Roberts Estate Agents can offer you a comprehensive range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself.

We deal with a wide selection of high street Banks and Building Societies and can look for the most competitive rates around.

For more information or to book an appointment please call 01352 762300.

* Please Note: Your home may be repossessed if you do not keep up with payments. *

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

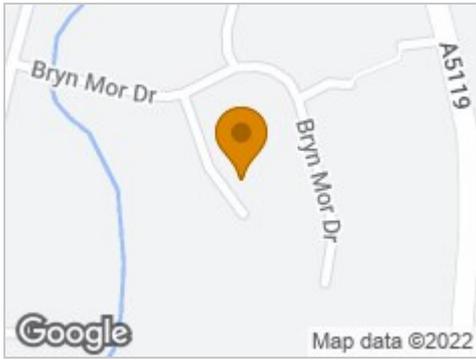
Please Note: These particulars, whilst believed to be accurate are set

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.



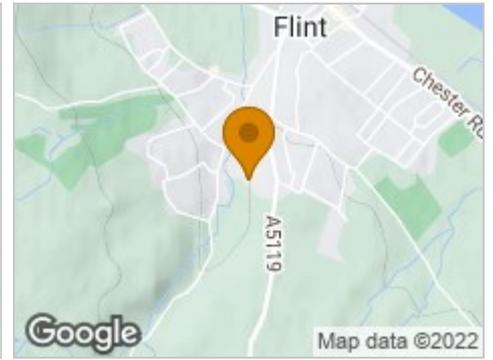
Road Map



Hybrid Map



Terrain Map



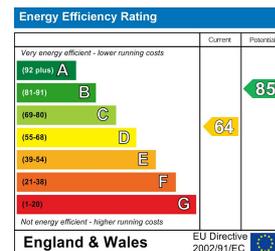
Floor Plan



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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