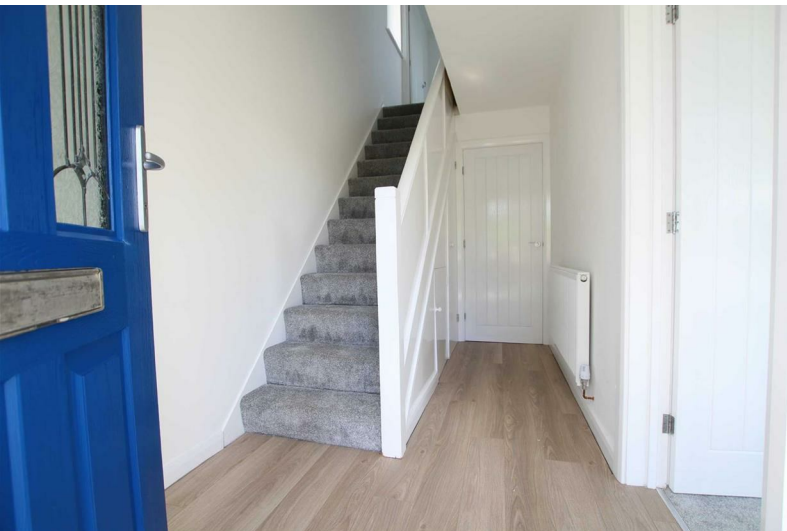




33 Prince Of Wales Avenue

, Flint, CH6 5DL

Offers Invited £179,950



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Accommodation Comprising

Upvc double glazed composite door with decorative panel and frosted side panels opens to:

Reception Hall

Stairs leading to the first floor accommodation, understairs storage cupboard (housing newly updated electric consumer unit) double panelled radiator and wood effect laminate flooring.

Doors into;

Lounge

12'8" x 12'2" (3.86 x 3.71)

Upvc double glazed window to the front elevation, double panelled radiator, slate effect hearth and feature inset (ideal for the addition of a multi fuel/log burner) wood effect laminate flooring and aerial socket.

Kitchen/Dining Room

18'9" x 8'11" (overall measurement) (5.72 x 2.72 (overall measurement))

Dining Area Measurement (9'5 x 8'11)

Housing a comprehensive range of wall, base and drawer units with complimentary roll top work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, Upvc double glazed window to the rear elevation, built in electric oven with 4 ring ceramic hob, stainless steel splash back and extractor hood, integrated dishwasher, wall mounted 'A' rated central heating boiler, void and plumbing for washing machine, space for fridge/freezer, recessed spotlights, wood effect laminate flooring and Upvc Double glazed French doors opening to the rear garden and double panelled radiator.

First Floor Accommodation

Landing

Upvc double glazed frosted window to the side elevation and loft access hatch.

Doors leading into:

Bedroom One

12'9" x 12'9" max (3.89 x 3.89 max)

Upvc double glazed window to the front elevation and double panelled radiator.

Bedroom Two

12'2" x 12'6" max (3.71 x 3.81 max)

Upvc double glazed window to the rear elevation with far reaching estuary views and double panelled radiator.

Bedroom Three

8'6" x 7'9" (2.59 x 2.36)

Upvc double glazed window to the front elevation, double panelled radiator and box over the head of the stairs.

Bathroom

Modern and newly fitted white three piece suite comprising: panelled bath with shower attachment over with rainfall shower head adjustable shower head, glazed shower screen, vanity wash hand basin and back to the wall concealed cistern w/c, chrome fixtures, Upvc double glazed window to the rear elevation, chrome heated towel rail and splash back tiling.

Garage

Up and over door, window to the rear and light and power access.

Outside

The property is approached via a dwarf brick wall with double wrought iron gates which open to a concrete driveway that provides 'off road' parking for approx 3-4 vehicles and leads to the single bay detached garage to the rear. A gravelled pathway leads to the front entrance with a lawned area to the front. The garden to the rear is also laid with lawn and is bound to all sides with chain link and wood panelled fencing.

EPC

The EPC rating for this property is a C - 73/87

Directions

From our office on Church Street turn left at the traffic lights onto Chapel street and then take the first right turn onto Prince Of Wales Avenue.

The property is on the left hand side and can be identified via our for sale board.

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

Tel: 01352 762300

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.

Mortgage Advice

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 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



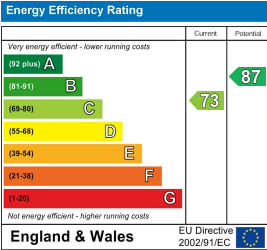
Floor Plan



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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