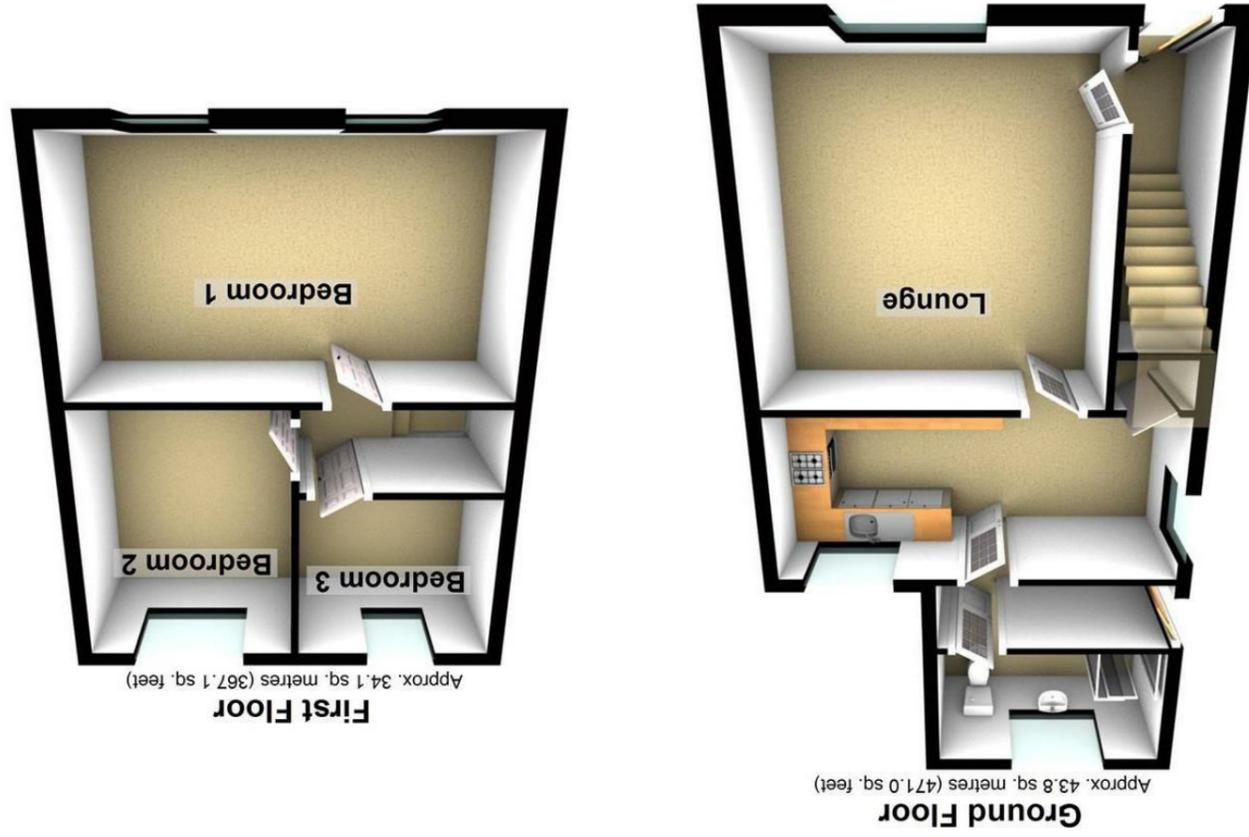


Total area: approx. 77.9 sq. metres (838.1 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.



FOURTH AVENUE, FLINT

£105,000

NO ONWARD CHAIN - IDEAL FOR A FTB / INVESTOR
 - A well presented three bedroom semi detached house situated within close proximity to local amenities including primary and secondary schools, local shops and train station. The property offers spacious accommodation and in brief comprises of; Entrance hall, lounge, kitchen/breakfast room with space for appliances, rear hall and shower room. To the first floor there are three good size bedrooms. Outside there is off road parking to the front for two cars and enclosed garden to the rear. The property also benefits from gas fired central heating and double glazing.

Entrance Hall

Wood effect laminate flooring, stairs rising to the first floor and door to the lounge.

Lounge

13'10" x 12'7" (4.23 x 3.84)

Double glazed window to the front, radiator, power points, wood effect laminate flooring, feature fireplace and door to the kitchen.

Kitchen

16'11" x 7'4" (5.18 x 2.26)

Fitted kitchen comprising of wall and base units with worktop surface over, tiled splash backs, inset stainless steel sink unit, integrated electric oven, hob with extractor over and space and plumbing for a washing machine and dishwasher as well as space for a fridge freezer.

Double glazed window to the rear, power points, radiator, under stairs storage cupboard, wall mounted gas fired boiler and door to the rear hall.

Rear Hall

Loft access point, door to the side which leads to the rear garden and door to the shower room.

Shower Room

Wet room comprising of electric shower, wash hand basin and low flush wc. Part tiled walls, radiator and double glazed frosted window to the rear.



First Floor Landing

Frosted window to the side, loft access point and doors off to the bedrooms.

Bedroom One

17'0" x 9'8" (5.19 x 2.95)

Double glazed windows to the front, radiator and power points.

Bedroom Two

10'7" x 8'7" (3.24 x 2.63)

Double glazed window to the rear, radiator and power points.

Bedroom Three

8'2" x 7'6" (2.49 x 2.30)

Double glazed window to the rear, radiator and power points.

Outside

The property is approached via a driveway with parking for two cars. There is a pathway to the side which leads through a gate to the rear garden which comprises of a patio area, lawn and all enclosed by timber paneled fencing.

We Can Help

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

FREE VALUATION – Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

