



5 First Avenue, Flint


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£190,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

5 First Avenue

Flint, Flint

Council Tax band: C

Tenure: Freehold

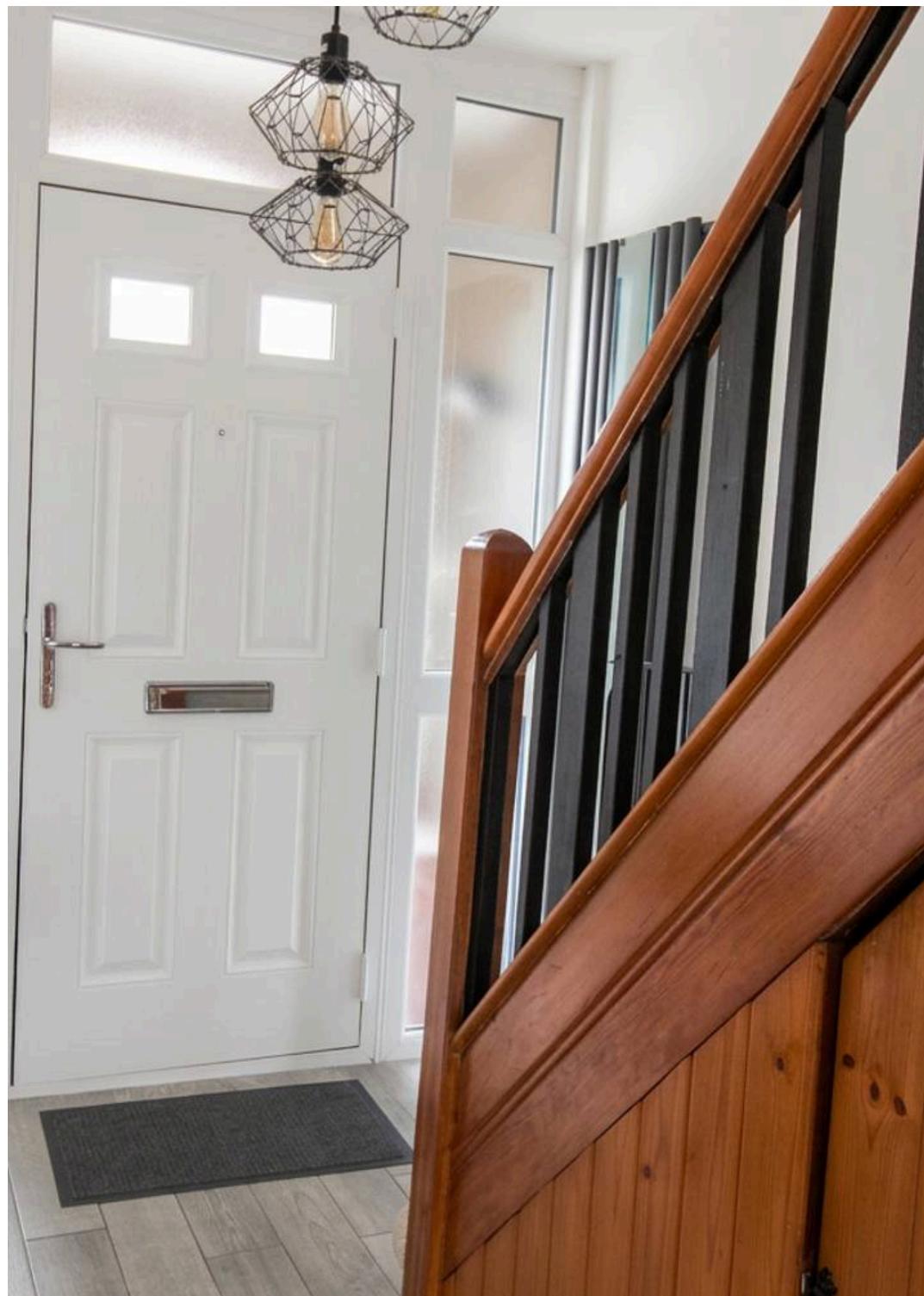
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 3 BEDROOM SEMI DETACHED HOUSE
- 'TURN KEY READY'
- PERFECT FIRST HOME
- NEWLY LAID GRAVEL DRIVEWAY FOR CIRCA 5 VEHICLES
- OPEN PLAN KITCHEN / DINING AREA
- RECENTLY LANDSCAPED GARDEN
- NEW CARPETS THROUGHOUT
- EXCELLENT ACCESS TO LOCAL SHOPS AND SCHOOLS
- EASY ACCESS TO CHESTER/LIVERPOOL/MANCHESTER AND NORTH WALES
- DESIRABLE LOCATION


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk



Entrance Hallway

Accessed via a recessed porch and composite door with wood effect tiled floor, stairs to the first floor, wall mounted radiator, under stairs storage cupboard, decorative timber doors to lounge and kitchen

Lounge

12' 8" x 11' 8" (3.86m x 3.56m)

PVC double glazed bay window to the front aspect, wall mounted radiator, newly fitted carpets

Kitchen

19' 0" x 8' 5" (5.79m x 2.57m)

A modern and sleek kitchen with ample wall, drawer and base units, butchers block worktop with Belfast double sink and mixer spray tap. plumbing for washing machine, space for large American style fridge freezer, space for a range oven with extractor hood over, PVC double glazed windows to side and rear, wood effect tiled floor, opening to dining area

Dining Room

11' 8" x 11' 0" (3.56m x 3.35m)

PVC double glazed french doors opening to the rear garden, wood effect tiled floor, fitted base units with butchers block worktops



First Floor Landing

Decorative timber doors to bedrooms and bathroom, access to roof space, obscure PVC double glazed window to the side

Bedroom One

11' 8" x 11' 1" (3.56m x 3.38m)

PVC double glazed window to the rear, wall mounted radiator, recently fitted carpets

Bedroom Two

11' 8" x 10' 9" (3.56m x 3.28m)

PVC double glazed window to the front, wall mounted radiator, recently fitted carpets

Bedroom Three

8' 3" x 7' 9" (2.52m x 2.36m)

PVC double glazed window to the front, wall mounted radiator, recently fitted carpets

Family Bathroom

7' 9" x 6' 5" (2.36m x 1.96m)

A modern and stylish 4 piece suite comprising a free standing bath with pipe style mixer tap, enclosed cistern WC, vanity wash hand basin with cupboards under and corner shower cubical with wall mounted shower, tiled walls and floor, obscure PVC double glazed window to the rear





GARDEN

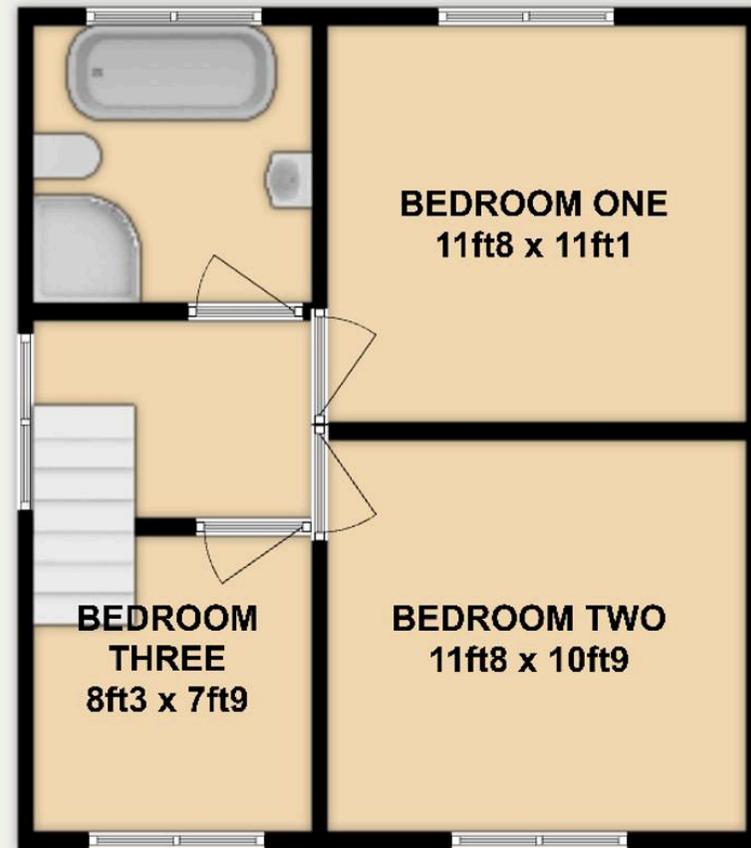
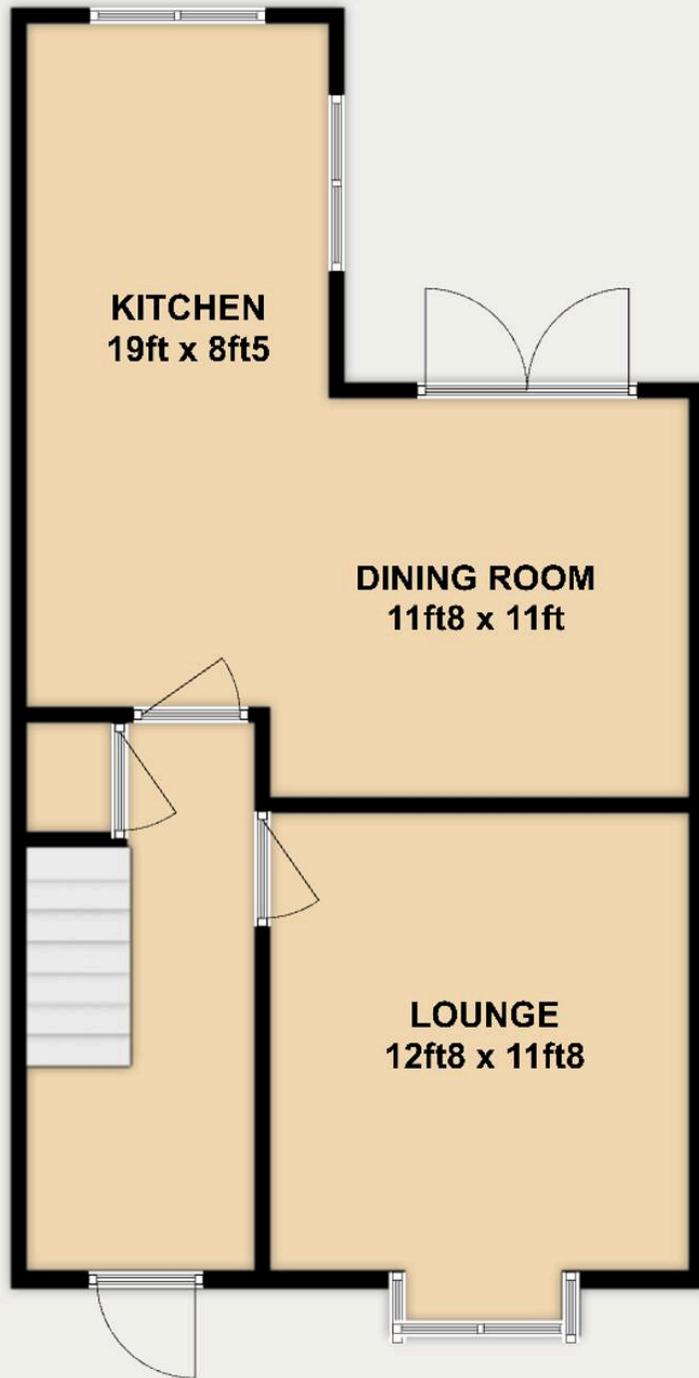
A recently landscaped garden with freshly laid lawn, newly fitted timber fencing surround with timber gate to side access, pebbled patio area

DRIVEWAY

5 Parking Spaces

A large driveway laid to gravel with off road parking for circa 5 vehicles, access to the rear garden via a timber gate







SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing, please contact

Nicky Swain

t: 07926 488 158

e: nicky@swainhennesseyestateagents.co.uk

Amy Hennessey

t: 07926 488 158

e: amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk