

williams estates



**19 Park Avenue, Flint, Flintshire, CH6
5DW**

£145,000

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EPC - D55 Council Tax Band - C Tenure - Freehold

Park Avenue, Flint

3 Bedrooms - House - Terraced

NO CHAIN *Ideal First Time Buyer Property* Three bedroom end terraced house with two reception rooms and a kitchen/dining room to the ground floor and three bedrooms and two shower rooms to the first floor. There is a larger than average garden to the rear of the property. Conveniently situated within close proximity to local shops and schools.
Council Tax Band - C, Tenure - Freehold EPC - 55 D

Description

Ideal First Time Buyer / Investment Property offering spacious living accommodation with two reception rooms and a kitchen/dining room to the ground floor and three bedrooms and two shower rooms to the first floor. Situated in a convenient location for local shops and schools.

Location

This property is in an ideal location; with a number of schools, eateries and shopping facilities on the doorstep. Close to a number of neighbouring towns including Mold, Shotton and Connah's Quay. The market town of Mold offers a larger range of shops, supermarkets and schools, along with a twice weekly street market.

Flint Bowling and leisure centre situated just a few miles away. There are play centres and leisure centres in all the neighbouring towns. too. Theatr Cymru is situated in Mold with cinema and live performances.

Accommodation

The property is approached via an enclosed front garden with low wall brick with railings above, a metal gate and path leading to Upvc double glazed front door which leads into ;

Entrance Hallway

Bright and spacious hallway with radiator, original quarry tiled floor and doors off to both reception rooms and stairs raising off to the first floor.

Sitting Room

Having a double glazed bay window overlooking the front of the property and a radiator.

Living Room

12'1 x 12'5

Having a wood burning stove sitting on a slate hearth, double glazed window overlooking the rear garden, laminate flooring and a radiator.

Kitchen/ Dining Room

20'6 x 8'10

Having a range of base and wall units with wood doors and a larder unit with complimentary work surfaces, stainless steel sink with mixer tap over, space for dishwasher, space for freestanding cooker, radiator, two double glazed windows overlooking the side of the property and a double glazed door leading to the rear garden.

Utility Room

2'10 x 8'10

Small utility with plumbing for a washing machine, space for a tumble dryer above and space for a fridge freezer.

Landing

Spacious landing with doors to all rooms and loft hatch access.

Bedroom One

12'1 x 9' 8

Having an original cast iron fireplace, double glazed window overlooking the rear garden and a radiator.

Bedroom Two

11'4 x 7'7

Having laminate flooring, radiator and a double glazed window overlooking the front elevation.

Bedroom Three

8'5 x 6'7

Having an original cast iron fireplace, laminate flooring, radiator and a double glazed window overlooking the front elevation.

Shower Room

Having a corner shower enclosure fitted with an electric shower, low flush w.c, pedestal wash basin, linoleum flooring and a double glazed window with frosted glass which is overlooking the rear garden.

Shower Room

Having a corner shower enclosure with an electric shower fitted, low flush w.c, pedestal wash basin, linoleum flooring and an extractor fan.

Outside

To the front of the property there is a small paved area with a low wall with railings above, a metal gate and a path leading to the front door.

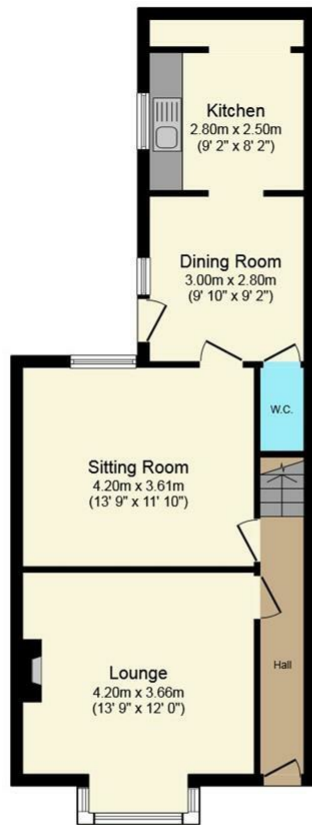
To the side of the property there is a path that runs along the side of the property giving access to the rear garden.

The rear garden is larger than average with a concrete paved area just outside the kitchen and a large lawned area with mature shrubs and planting with timber fencing to all boundaries and a wooden shed at the bottom of the garden.

Directions

From our Mold office proceed to the roundabout and take the first exit onto Lead Mills then at the next roundabout take the fourth exit onto King Street and proceed to the traffic lights and turn left follow the road until you reach the traffic lights in Northop carry on straight through the village of Northop and go straight over the two roundabouts onto the A5119 and stay on this road until you reach the traffic lights at the top of Flint and take the right hand lane and turn right onto Chapel Street then turn right onto Prince of Wales Avenue then take the first left onto Park Avenue where the property can be found on the right hand side.





Ground Floor



First Floor

Total floor area 107.2 m² (1,154 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.