



## Brushwood Avenue

Flint, CH6 5TY

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£160,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

# Brushwood Avenue

Flint, Flint

\* TWO DOUBLE BEDROOMS \* SEMI DETACHED HOUSE \* GAS CENTRAL HEATING \*  
DOUBLE GLAZED \* PERFECT FIRST HOME \* OFF ROAD PARKING \* CHAIN FREE  
Council Tax band: C

Tenure: Freehold

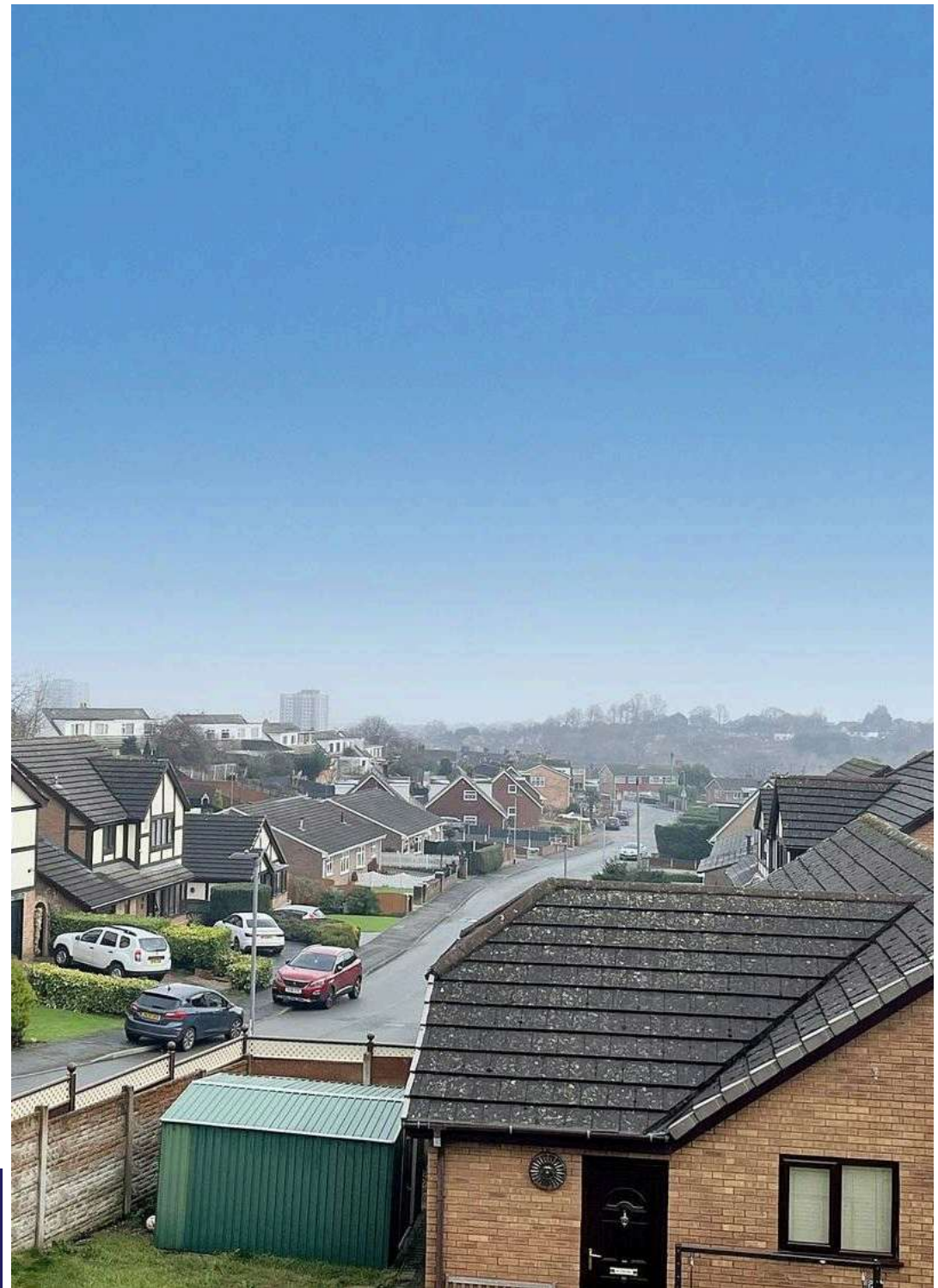
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Nestled in a picturesque location within a sought-after area, this charming 2-bedroom semi-detached house presents a splendid opportunity for first-time buyers. Boasting a chain-free status, this property offers generous living spaces and an impressive 46 ft rear garden. Upon entering, you are welcomed by a lounge and kitchen/diner featuring two well-appointed bedrooms, creating the perfect environment for comfortable living. The property further benefits from off-road parking, making every-day convenience a reality for its residents. Situated in a popular neighbourhood, this residence is a wise investment for those seeking their ideal home.

  
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### Entrance Hallway

Door to lounge, and an opening to the kitchen, door to large storage cupboard housing a wall mounted Worcester combination boiler

### Kitchen/Diner

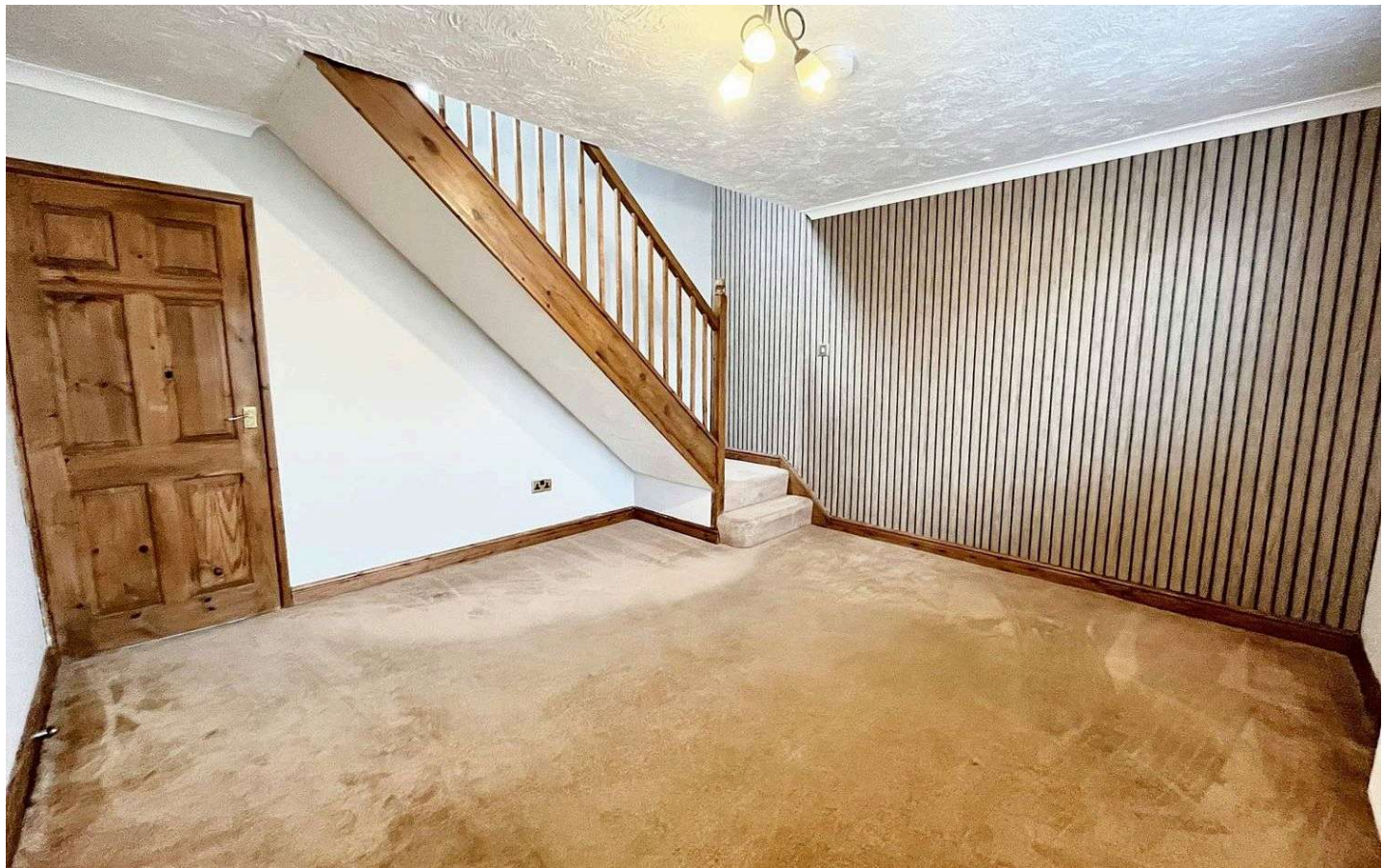
10' 2" x 9' 5" (3.10m x 2.87m)

A range of fitted wall, drawer and base units, stainless steel sink unit with mixer tap, plumbing for washing machine, space for a fridge freezer and space for an oven. Tiled splashbacks, PVC double glazed window to rear garden, tiled floor

### Lounge

13' 2" x 12' 7" (4.01m x 3.84m)

PVC double glazed window to the front aspect, wall mounted radiator, stairs to the first floor



### First Floor Landing

PVC double glazed window to the side aspect with beautiful views over the Wirral and parkgate, access to the roof space, wood panelled doors to bedrooms and bathroom



### **Bedroom One**

13' 3" x 9' 4" (4.04m x 2.84m)

PVC double glazed window to the front wall mounted radiator

### **Bathroom**

6' 9" x 5' 8" (2.06m x 1.73m)

A newly fitted suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls, wall mounted radiator, obscure PVC double glazed window to the rear

### **Bedroom Two**

9' 7" x 7' 2" (2.92m x 2.18m)

PVC double glazed window to the rear, wall mounted radiator, over stairs storage cupboard





### **Rear Garden**

A large 48ft garden to the rear, laid to lawn with timber fencing surround, outside tap, patio area and brick archway to the front

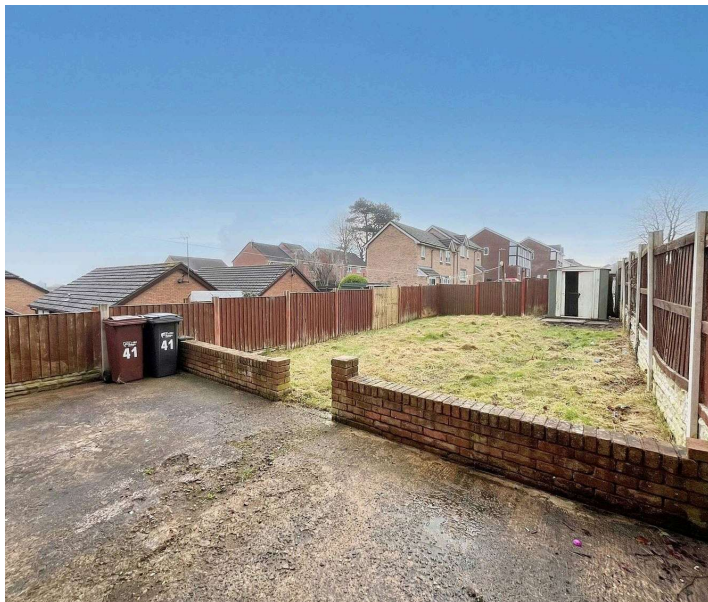
### **Front Garden**

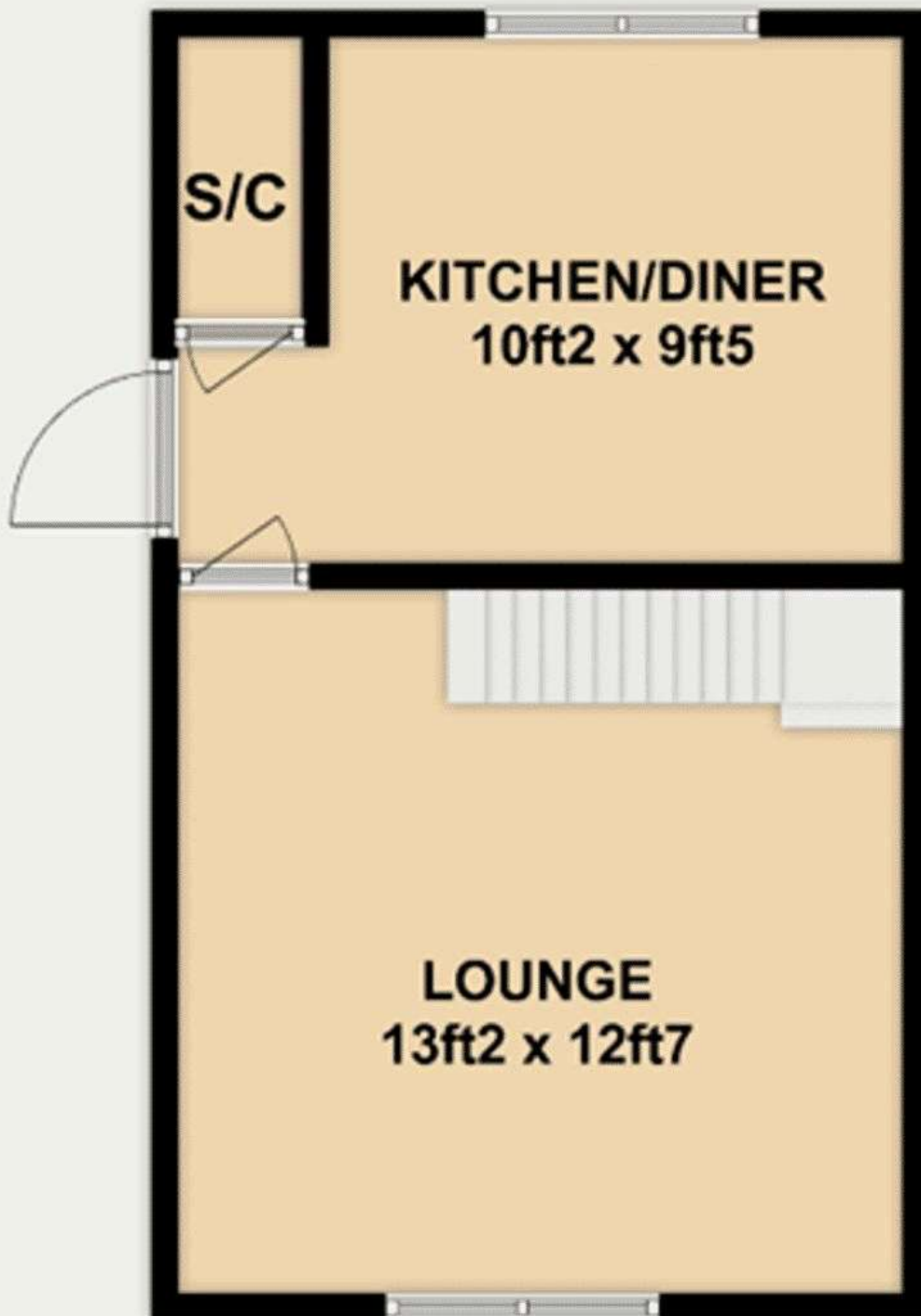
A front garden laid to lawn

### **Driveway**

2 Parking Spaces

Off road parking for circa 2 vehicles







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Call Swain Hennessey Estate Agents on 01352 741 821 to arrange a viewing

Have a property to sell? Please call us to arrange a free, no obligation sales valuation of your property

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