



## Fourth Avenue

Flint

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

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

In Excess of **£160,000**



## 29 Fourth Avenue

Flint, Flint

Impressive 3-bed semi-detached family home in quiet area. Modern kitchen & bathroom, eco-friendly solar panels, spacious loft, not-overlooked rear garden with deck & parking for 2 cars. Close to town centre & schools, ideal for first-time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- THREE BEDROOM SEMI DETACHED HOUSE
- MODERN KITCHEN & BATHROOM
- WALKING DISTANCE TO FLINT TOWN CENTRE, AMENITIES & SCHOOLS
- LOW MAINTENANCE REAR GARDEN
- SPACIOUS FAMILY HOME
- IDEAL FOR FIRST TIME BUYERS
- NEW WINDOWS THROUGHOUT
- DRIVEWAY FOR 2 CARS
- RECENTLY REPLACED SOFFITS, FACIAS AND GUTTERS
- NEW ROOF
- FULLY BOARDED LOFT ACCESSED VIA A LOFT LADDER WITH NEWLY FITTED

  
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### Entrance Hallway

Accessed via a uPVC front door with fitted shutter blind and wall mounted radiator, door opening to the lounge

### Lounge

14' 1" x 12' 1" (4.29m x 3.68m)

UPVC double glazed window to the front aspect with fitted shutter blinds, doors opening to the hallway and dining room, wall mounted radiator.

### Kitchen

9' 6" x 6' 4" (2.90m x 1.93m)

The Kitchen has a range of wall, drawer and base units, stainless steel sink with tap over, space for cooker and washing machine, part tiled walls, UPVC double glazed windows to the rear and side aspects, wall mounted boiler, UPVC double glazed door opening to the side/rear garden, laminate wood flooring.

### Dining Room

10' 8" x 7' 11" (3.25m x 2.41m)

\ wall mounted radiator, understairs storage cupboard, UPVC double glazed window to the rear aspect, wood laminate flooring.

### Bathroom

5' 10" x 4' 10" (1.78m x 1.47m)

UPVC double glazed window to the rear aspect, tiled walls, hand wash basin, close coupled w.c., bath with side panel.





**Bedroom One**

13' 11" x 9' 0" (4.24m x 2.74m)

Dual aspect UPVC double glazed windows to the front aspect with fitted shutter blinds, wall mounted radiator, walk in fitted cupboard

**Bedroom Two**

11' 2" x 8' 8" (3.40m x 2.64m)

UPVC double glazed window to the rear aspect with fitted shutter blinds, wall mounted radiator.

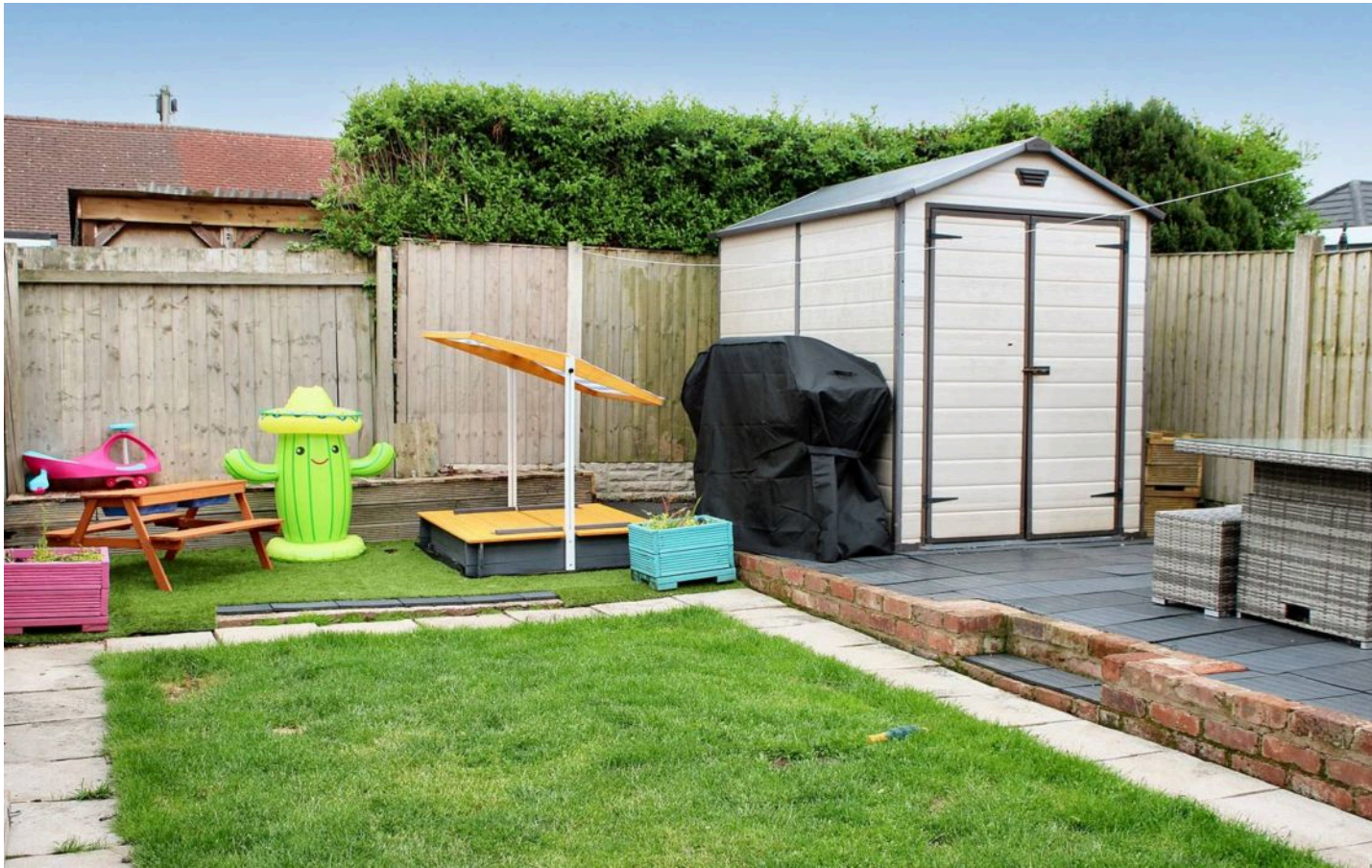
**Bedroom Three**

8' 2" x 7' 11" (2.49m x 2.41m)

UPVC double glazed window to the rear aspect with fitted shutter blinds, wall mounted radiator.







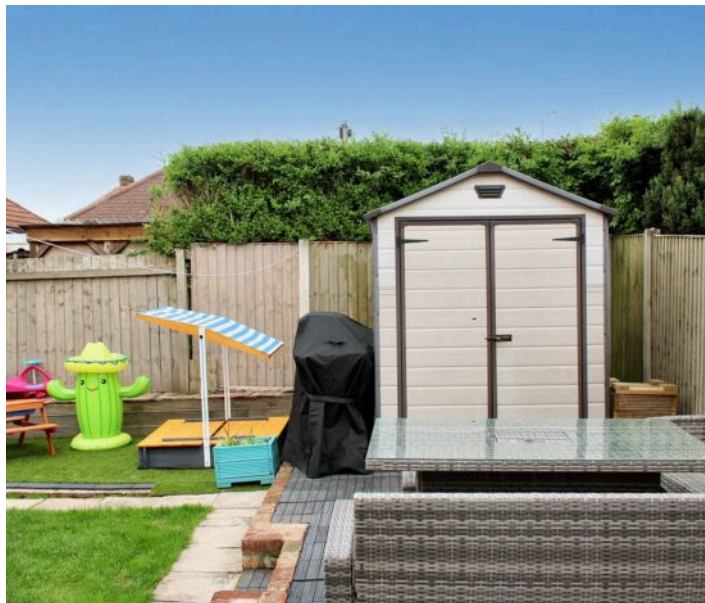
## GARDEN

Low maintenance sunny aspect, not overlooked rear garden, with neat laid to lawn area, raised decked area for garden furniture, paved area for garden swing/hot tub, bordered by fence panels.

## DRIVEWAY

2 Parking Spaces

Paved driveway for 2 cars, side pedestrian access leading to the rear garden.







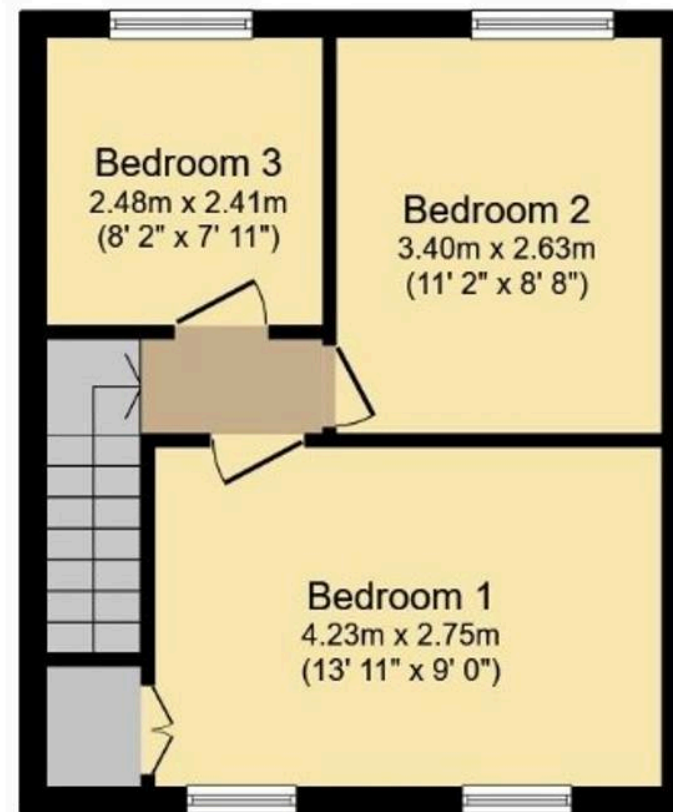


  
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## Second Floor

Floor area 25 sq.m. (268 sq.ft.) approx



## First Floor

Floor area 32.1 sq.m. (345 sq.ft.) approx





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