



4 Cunliffe Street

Mold, CH7 1JD

£160,000



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Property Description

Reid & Roberts Estate Agents are delighted to offer for sale this beautifully presented and deceptively spacious two bedroom mid terrace property, ideally located just a short walk from Mold's vibrant town centre. Combining timeless character with stylish modern touches, this home is perfect for first time buyers, professionals, or anyone seeking charm and convenience in equal measure. Mold is a thriving market town with excellent schools, a popular weekly street market, a range of independent shops and cafes, and strong road and public transport links.

The home opens with a welcoming hallway featuring tiled flooring and leads into two generous reception rooms. The front lounge enjoys a cast iron gas fireplace with a tiled hearth and wooden mantle, while the dining room features a similar fireplace, wood effect flooring, and access to a handy understairs storage cupboard. Stairs from the dining room lead to a useful cellar, ideal for storage. The rear of the home showcases a beautifully fitted kitchen with soft close units, integrated appliances, wood effect worktops, and access to a private courtyard.

Upstairs, a split level landing with exposed floorboards leads to two spacious double bedrooms. The master bedroom spans the full width of the house and benefits from a walk in wardrobe and additional recessed storage. The second bedroom overlooks the rear and is also a good sized double. The bathroom combines traditional and modern styles with a panelled bath and shower, original floorboards, and Worcester Bosch combi boiler neatly housed in an airing cupboard.

Externally, the property features a low maintenance rear courtyard with brick walls and gated access to the rear. To the front, a driveway provides rare off road parking for one vehicle. This charming and well maintained home offers character, comfort, and a central Mold location. Early viewing is highly recommended.

Accommodation Comprises

Accessed via a UPVC double glazed front door with a decorative frosted inset,

Entrance Hallway

The hallway sets the tone with attractive tiled flooring. A panel radiator, central ceiling light point, and wood effect laminate flooring lead through the space, with stairs rising to the first floor.

Lounge

Positioned at the front of the home, the lounge is a welcoming space with a beautiful cast iron gas coal effect fireplace featuring a detailed insert, tiled hearth, and elegant wooden mantle. A UPVC double glazed window with a top opener brings in natural light, with a double panel radiator fitted below. The room is completed with wood effect laminate flooring and a cosy, inviting atmosphere.

Dining Room

Continuing the tasteful decor, the dining room also features a cast iron decorative fireplace with matching hearth and wooden mantle. The same wood effect laminate flooring flows through, while a UPVC double glazed window overlooks the rear elevation, again with a radiator below. A door leads to a handy understairs storage cupboard with fitted hooks, shelving, and hanging rails, ideal for coats, cleaning supplies or general storage.

Kitchen

To the rear of the property, the newly fitted kitchen is a real standout. Both stylish and functional. It offers a sleek range of soft close wall, base, and drawer units with wood effect worktops, complemented by a composite sink and drainer with a chrome mixer tap. Integrated appliances include a dishwasher, washing machine, and space for a freestanding fridge freezer within a sliding larder style cupboard. Cooking is taken care of with a Beko gas oven, Cooke & Lewis gas hob, and a matching extractor fan overhead. The kitchen is finished with tile effect vinyl flooring, houses the electric and gas meters discreetly, and enjoys natural light from a UPVC double glazed window and door to the side elevation. The door includes a pet safe cat flap and a frosted glazed inset.

This thoughtfully designed space pairs perfectly with the home's character while offering everything needed for modern day living.

Cellar/Basement

Accessed via stairs from the dining room, the cellar provides practical, dry storage space with lighting making it perfect for keeping household items out of sight but easily accessible.

First Floor Landing

A split level landing with exposed wooden floorboards adds character and charm as you continue through the upper level of the home. It features a central ceiling light point, a single panel radiator, and provides access to the first floor rooms. There's also access to the loft via a hatch.

Master Bedroom

The standout feature of the first floor, the master bedroom is an impressively spacious room positioned at the front of the property. A large UPVC double glazed window with a top opener allows for plenty of natural light, complemented by a double panel radiator below. The room is finished with a central ceiling light point and benefits from a recessed shelving area with a hanging rail, ideal for wardrobe storage. A built in cupboard is currently utilised as a walk in wardrobe, complete with lighting, hanging rails, shelving, and attractive exposed wooden floorboards underneath.

Bedroom Two

Another generously sized double room, located at the rear of the property. A large UPVC double glazed window with a top opener overlooks the back elevation, allowing for plenty of natural light, with a radiator positioned just beneath. Finished with a central ceiling light point.

Bathroom

The bathroom is a beautifully presented space that perfectly blends traditional charm with modern functionality. Featuring original exposed wooden floorboards and panelled walling, the room includes a panelled bath with an electric shower over and handheld attachment, a wash hand basin with dual taps, and a low flush WC. A frosted UPVC double glazed window with a top opener provides natural light and privacy. Splashback tiling adds a stylish finish, with a double panel radiator included. An airing cupboard houses the Worcester Bosch combination boiler, offering both storage and practicality.

Rear Courtyard

To the rear of the property is a charming, low maintenance courtyard, perfect for

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enjoying a morning coffee or evening drink. Enclosed by brick built walls and a wooden gate providing access to the rear entry, ideal for putting out bins with ease. There is also a driveway to the front of the property that allows space for two cars to be parked.

EPC Rating D

Council Tax Band C

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

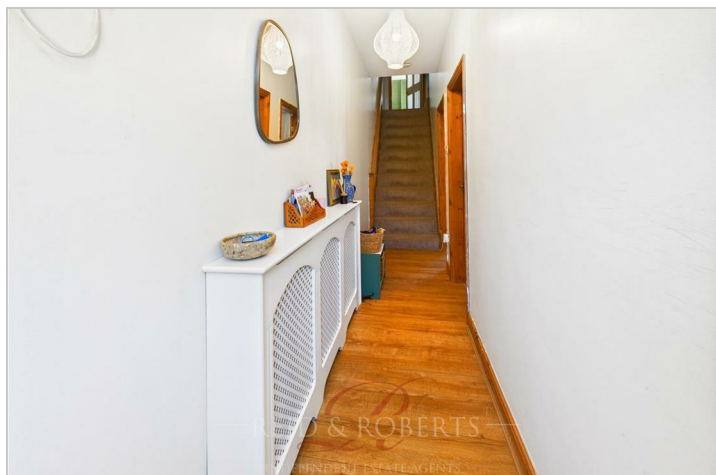
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



Hybrid Map



Terrain Map



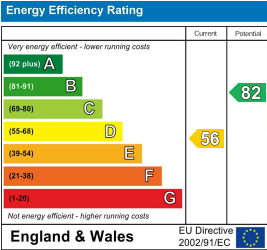
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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