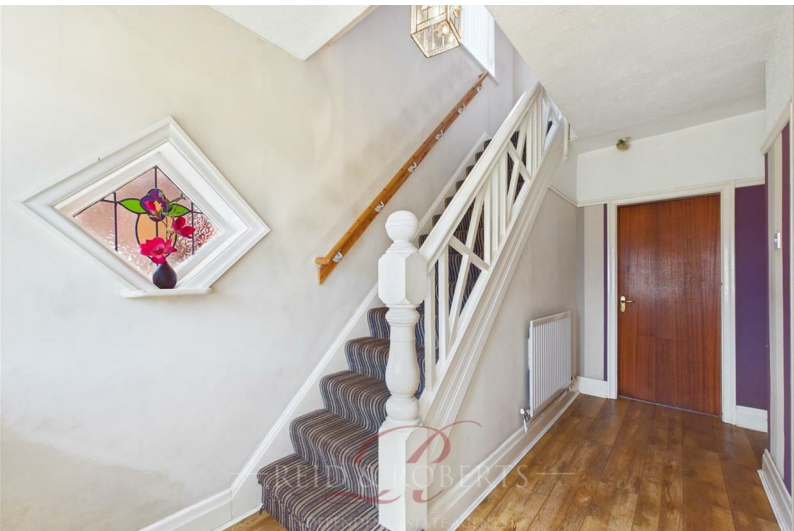




## 124 Chester Road

Mold, CH7 1UQ

Offers Over £210,000



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## Property Description

Reid & Roberts are delighted to present 124 Chester Road, a charming 1930's semi-detached home, full of character and offering generous living space throughout. Situated within walking distance of the town centre, this property occupies a generous plot with a spacious driveway providing off-road parking for multiple vehicles, alongside mature front gardens and a private rear garden. Retaining a number of period-style features including high ceilings, picture rails and feature windows, the home offers excellent potential for a new owner to modernise and personalise, creating a truly special family home. Offered to the market with no onward chain, this is a fantastic opportunity in a highly convenient location.

Internally, the property offers a spacious and well-balanced layout, beginning with a welcoming entrance hallway leading through to two versatile reception rooms, including a bright bay-fronted lounge and a second reception room ideal for dining or family living. The kitchen is positioned to the rear and is fitted with a range of units, complemented by a useful understairs pantry, providing practical day-to-day living space with scope for further enhancement.

To the first floor, there are three well-proportioned bedrooms, including two generous doubles and a third single room suitable for a nursery, home office or dressing room, along with a family bathroom.

Externally, the property continues to impress with a substantial frontage offering ample off-road parking, a lawned garden with established borders, and mature hedging providing privacy. To the rear, a private and low-maintenance garden offers a combination of lawn, patio areas and raised beds, creating an ideal space for relaxing or entertaining, with excellent potential to further enhance.

Positioned in a convenient and well-connected location, close to local amenities and within easy reach of the town centre, this is a wonderful opportunity to acquire a characterful home with space, charm and the potential to make it your own.

## Accommodation Comprises

The property is approached via a driveway leading to a canopy porch with quarry tiled flooring and an attractive brick-built archway. A composite front door with decorative double glazed frosted panels and matching internal panels opens into a spacious reception hallway.

### Entrance Hallway

The hallway features high ceilings, wood-effect laminate flooring, a textured ceiling, picture rail, and wall-mounted heating controls, along with a single panelled radiator. Stairs rise to the first floor, and a distinctive diamond-shaped single glazed frosted decorative stained glass window to the side elevation adds a lovely character feature. Doors lead off to the ground floor reception rooms.

### Lounge

Situated to the front of the property, the lounge is a well-proportioned and bright room, featuring a large bay window with double glazed UPVC windows that allow plenty of natural light to flood the space. The room benefits from high ceilings, a textured ceiling with central light, and carpeted flooring. A chimney breast houses a decorative composite fireplace, creating a focal point, and there is a double panelled radiator.

### Dining Room

The second reception room is a versatile space, ideal as a dining room, playroom or additional sitting area. It features a striking brick-built fireplace running along the length of the wall, complete with a tiled hearth and a gas living flame coal-effect fire. An alcove with a built-in TV area and wooden shelving provides additional functionality. The room includes a textured ceiling with central light, dado rail, carpeted flooring, and a double panelled radiator. A large double glazed UPVC window to the rear elevation overlooks the garden.

### Kitchen

Located to the rear of the property, the kitchen is fitted with a range of wooden wall and base units with complementary worktops. There is a stainless steel sink with drainer and mixer tap, splashback tiling, and tiled flooring. The kitchen offers space for an electric cooker, fridge freezer, washing machine and tumble dryer, along with a single panelled radiator. A wall-mounted Worcester boiler and heating controls are also present. Two double glazed UPVC windows provide views over the rear garden, and a grey UPVC door with a double glazed frosted panel gives access to the side of the property. An opening leads to the understairs pantry, which includes vinyl flooring, built-in shelving, a wall-mounted fuse board and electric meters, and a double glazed frosted window to the side elevation. The kitchen also features tongue and groove panelling to part of the walls and ceiling, and offers scope for updating and modernisation.

### First Floor Accommodation

#### Landing

The first floor landing includes a double glazed UPVC window to the side elevation, loft hatch access, and a textured ceiling, with doors leading to all bedrooms and the bathroom.

#### Bedroom One

The main bedroom is positioned at the front of the property and is a spacious double room. It features a double glazed UPVC window overlooking the front garden, with views towards the surrounding countryside. The room includes a feature tongue and groove wall, carpeted flooring, a double panelled radiator, central ceiling light, and a TV point.

#### Bedroom Two

Located at the rear, the second bedroom is another generous double room with ample space for furniture. It includes a double panelled radiator, textured ceiling with central light, picture rail, carpeted flooring, and a double glazed UPVC window overlooking the rear garden.

#### Bedroom Three

The third bedroom is a single room, ideal as a child's bedroom, nursery or home office. It features a single panelled radiator, textured ceiling with central light, built-in cupboards providing useful storage, and a double glazed UPVC window to the rear elevation overlooking the garden.

#### Bathroom

Situated at the front of the property, the bathroom comprises a three-piece suite including a low level WC, pedestal wash hand basin, and a walk-in shower with built-in seat and wall-mounted electric shower. The room features fully tiled walls, wood-effect vinyl flooring, a single panelled radiator, tongue and groove ceiling, central ceiling light, and a double glazed UPVC frosted window to the front elevation.

Tel: 01352 700070

## External

### Front Garden

Externally, the property offers a generous and versatile outdoor space. To the front, there is a gated entrance leading onto a tarmac driveway providing off-road parking for several vehicles, alongside a well-maintained lawned garden with flower borders, shrubs, and mature hedging offering privacy.

### Rear Garden

The rear garden can be accessed via the side of the property and features a low-maintenance layout, with a concrete pathway running through the centre, a mainly laid-to-lawn area, gravelled borders, and raised beds which were previously used for vegetable planting. There are also raised hardstanding areas, including one with a greenhouse and another suitable for seating or patio use. The garden enjoys a sunny aspect, making it an ideal space for outdoor dining and relaxation, with excellent potential to further enhance.

### EPC Rating - D

### Council Tax Band - D

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### 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.



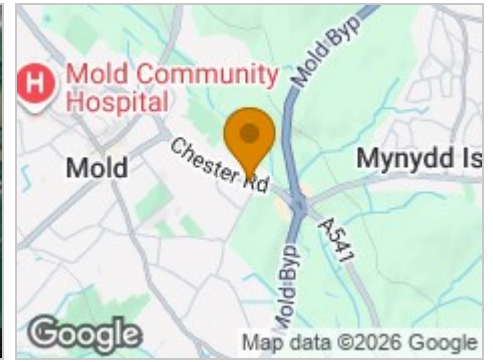
## Road Map



## Hybrid Map



## Terrain Map



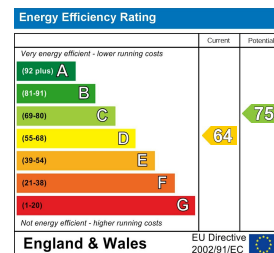
## Floor Plan



## 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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