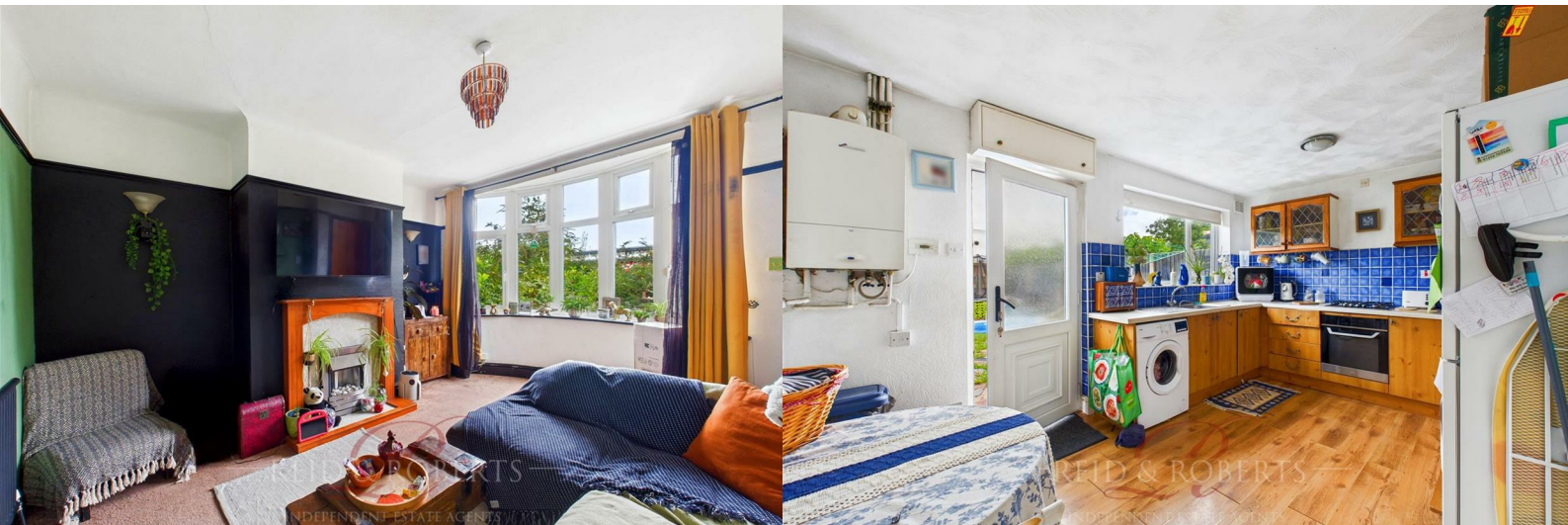




## 65 Chester Road

Mold, CH7 1UE

Offers In The Region Of £160,000





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## Accommodation Comprises

The shared pathway leads up the front garden to the Upvc double-glazed front door.

## Entrance Hallway

A UPVC double-glazed front door opens into the entrance hall, with stairs rising to the first floor and a single panel radiator providing warmth

## Lounge

A bright and comfortable room featuring a bay window to the front that fills the space with natural light.

An electric stone-effect fire with marble-effect hearth and wooden surround adds a cosy focal point. Additional features include TV aerial sockets, wall light points, a picture rail, and coved ceiling. There's also useful under-stairs storage – ideal for keeping things tidy.

## Kitchen/Breakfast Room

The kitchen offers plenty of scope for modernisation and is fitted with a range of wall and base units, integrated oven, and four-ring gas hob. There's space for a fridge-freezer, plumbing for a washing machine, and a stainless steel sink with mixer tap.

A double-glazed UPVC window overlooks the rear garden, while a frosted rear door provides direct access outside. The wood-effect laminate flooring and single panel radiator complete the space.

## Stairs From Hallway Rise To

## Landing

With loft access and doors leading to both bedrooms and the bathroom.

## Bedroom One

A generous double bedroom, currently arranged with twin bunk beds – showing just how spacious it really is.

Features include a double-glazed UPVC window to the front, single panel radiator, and coved ceiling.

## Bedroom Two

Another well-sized bedroom, perfect as a guest room, children's room, or home office.

It includes a double-glazed UPVC window overlooking the rear garden, single panel radiator, picture rail, and coved ceiling.

## Bathroom

Fitted with a three-piece suite comprising a paneled bath, low-flush WC, and wash hand basin. The room has fully tiled walls, tiled flooring, a frosted double-glazed UPVC window, and a double panel radiator.

## Outside

## EPC Rating

## Council Tax Band

## 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.

## 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

Tel: 01352 700070

### 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.

### 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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