



1 Harrowby Road

Mold, CH7 1DN

Offers In The Region Of £140,000



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Property Description

Reid & Roberts Estate Agents are delighted to present this well-presented and characterful two-bedroom mid-terrace home, ideally positioned close to Mold Town Centre. Combining traditional charm with modern practicality, this property is perfect for first-time buyers, investors, or anyone looking for convenient town living.

The property is approached via a wrought iron gate leading to a tarmacadam pathway with a tiled step to the entrance door. Inside, you'll find a spacious layout offering two reception rooms, a fitted kitchen, and a ground floor WC, with two bedrooms and a modern wet room-style bathroom to the first floor.

The lounge enjoys a bright front aspect with feature electric fire, high ceilings, and a connecting dining room, ideal for entertaining or family dining. The kitchen offers a range of wall and base units, wood-effect worktops, integrated oven and hob, and plumbing for appliances. From here, a rear porch provides access to a useful ground floor WC and the outdoor space.

Upstairs, the gallery landing leads to two bedrooms — a generous principal room with storage and a single second bedroom with fitted cupboards — together with a modern wet room fitted with a two-piece suite and electric shower.

Externally, the property enjoys a low-maintenance front area and a compact rear yard, providing an ideal space for a small seating area or potted plants.

Located within walking distance of Mold's high street, shops, cafés, restaurants, and transport links, this delightful home offers comfort, character, and convenience in equal measure.

Accommodation Comprises

The property is approached via a wrought iron gate leading to a tarmacadam pathway with a tiled step to the entrance door.

Entrance Hallway

With stairs rising to the first floor, double panel radiator, and door leading to the lounge.

Lounge

A spacious and light reception room with double-glazed UPVC window to the front elevation featuring leaded top panel, electric fire with surround, TV aerial socket, cupboard housing electric fuse box and meter, high ceilings, and a double panel radiator. Open archway to:

Dining Room

Second reception room with chimney recess, wall light points, double panel radiator, and double-glazed UPVC window to the rear elevation. Door leading to:

Kitchen

Fitted with a range of wall and base units with wood-effect work surfaces and tiled splashbacks, stainless steel one-and-a-half sink unit with drainer, built-in oven, four-ring gas hob with extractor over, wall-mounted combination boiler, space for fridge/freezer and plumbing for washing machine. Tiled-effect vinyl flooring and UPVC double-glazed window to side elevation. Door leading to:

Outer Porch

Continuation of the tiled flooring, storage cupboard for coats and shoes, UPVC door to the rear elevation.

Ground Floor WC

Low-flush WC, wall-mounted wash hand basin, splashback tiling, and UPVC frosted window with top opener to the rear elevation.

First Floor - Landing

Stairs rise from the hallway to the landing with ceiling light point, smoke detector, loft access, and doors to all rooms.

Bathroom

Fitted with a two-piece suite comprising low-flush WC and pedestal wash hand basin, plus an electric walk-in shower creating a wet-room effect. Flooring combines wood-effect and laminate finish, partial wall tiling, double panel radiator, and frosted UPVC windows to side and rear elevations.

Bedroom One

A generous double room with built-in storage cupboard over stair recess, double panel radiator, and UPVC double-glazed window to the front elevation.

Bedroom Two

Single bedroom with built-in cupboards housing hanging rails and shelving, double panel radiator, and UPVC double-glazed window with top opener to rear elevation.

Rear Garden

Compact concrete-based area offering limited outdoor space, ideal for a small table or potted plants.

Council Tax Band

C

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.

Tel: 01352 700070

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

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.

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

Loans and Repayments

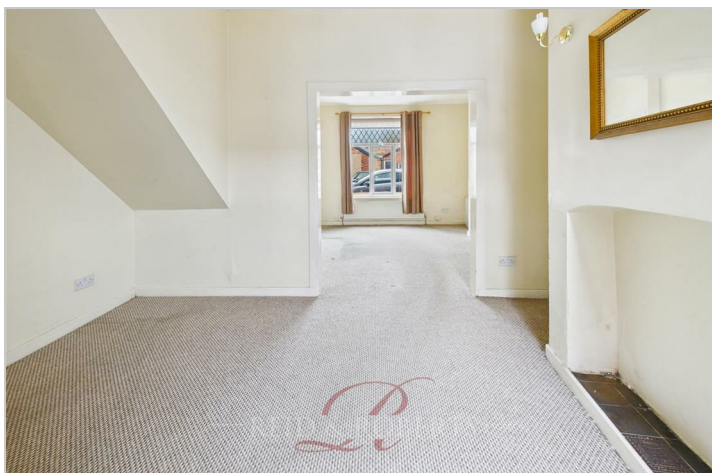
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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

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.



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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