



## 7 Pilgrims Close

Northop, Mold, CH7 6BF

O.I.R.O £230,000



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## Property Description

Situated in the highly sought-after village of Northop, this beautifully presented two bedroom detached home offers an exceptional opportunity for first-time buyers or those looking to move straight into a modern and well-maintained property.

Immaculately presented throughout, the accommodation briefly comprises a welcoming entrance hallway with staircase to the first floor and access to the principal ground floor rooms. The fitted kitchen is appointed with a range of wall and base units with complementary work surfaces, incorporating an electric oven, four-ring gas hob with extractor over, together with space for additional appliances and a breakfast dining area.

To the rear, the spacious lounge is flooded with natural light via sliding uPVC double glazed doors opening onto the rear garden, creating the perfect space for both relaxing and entertaining. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, the landing provides access to two generously proportioned double bedrooms and a contemporary family bathroom fitted with a three-piece suite comprising panelled bath with mains-fed shower over, vanity wash hand basin and low-level WC.

Externally, the property enjoys a private and enclosed rear garden designed for low maintenance, featuring a paved patio seating area, artificial lawn and decorative sections, ideal for outdoor dining and entertaining. To the side of the property is a carport providing covered off-road parking, with an additional driveway to the front.

Offering stylish, move-in ready accommodation within one of the area's most desirable villages, this superb detached home must be viewed to be fully appreciated.

## Accommodation Comprises

### Entrance Hallway

Composite entrance door, radiator, smooth ceiling, staircase rising to first floor, access to kitchen, lounge and WC.

### Ground Floor WC

Fitted with a two-piece suite comprising low-level WC and wash hand basin with splashback tiling, wood-effect flooring, recessed spotlights, frosted double glazed window to front.

## Kitchen

Fitted with a range of wall and base units with complementary work surfaces, incorporating electric oven, four-ring gas hob with extractor over. Space and plumbing for washing machine and fridge freezer. 1½ stainless steel sink unit beneath double glazed uPVC window to front. Space for breakfast dining, radiator.

## Lounge

Spacious reception room with sliding uPVC double glazed doors to rear garden, double panel radiator, central ceiling light point, TV and telephone points, under-stairs storage cupboard.

## First Floor Landing

Gallery-style landing with airing cupboard housing hot water tank, loft access, smoke detector, doors to all rooms.

## Bedroom One

Double bedroom with double glazed uPVC window to front elevation, radiator, central ceiling light point.

## Bedroom Two

Double bedroom with double glazed uPVC window to rear elevation, radiator, central ceiling light point.

## Family Bathroom

Appointed with a three-piece suite comprising panelled bath with up and over shower, wash hand basin and low-level WC. Partially tiled walls, radiator, recessed spotlights, extractor fan, frosted double glazed window to front.

## External

### Rear Garden

The rear garden has been thoughtfully landscaped to create a private and low-maintenance outdoor space, ideal for relaxing and entertaining. A generous paved patio adjoins the property, providing ample room for outdoor seating and dining, while a central section of artificial lawn adds a touch of greenery without the upkeep. Decorative gravel borders are complemented by a selection of mature shrubs, established planting, and an attractive Japanese maple, creating a colourful and well-maintained setting throughout the year. To the rear of the garden is a useful timber shed offering excellent storage, while the enclosed boundaries provide a good degree of privacy and a safe environment for children or pets.

### To The Front

To the front of the property is a neatly maintained lawned garden,

which enhances the home's attractive kerb appeal. A block-paved driveway provides off-road parking for multiple vehicles and leads to a covered carport at the side of the property, offering additional sheltered parking and convenient access through to the rear garden. The frontage is complemented by mature planting and well-defined boundaries, creating a welcoming first impression.

#### EPC Rating - C

#### 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

#### 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.

#### 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.



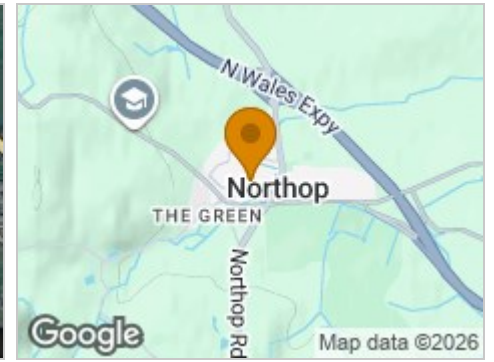
## Road Map



## Hybrid Map



## Terrain Map



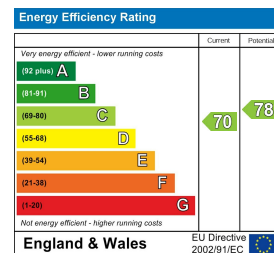
## Floor Plan



## 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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