REID & ROBERTS

INDEPENDENT ESTATE AGENTS



86 Queens Park

Mold, CH7 1TQ

£157,000

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Accommodation Comprises

The property is approached from the pavement onto a lawned frontage with a gravelled driveway providing off-road parking. A pathway leads to the front entrance, where a composite door with adjoining uPVC double glazed frosted window opens into:

Entrance Hallway

A welcoming entrance into the property, with radiator, ceiling light point and central heating thermostat. Stairs rise to the first-floor accommodation, with access leading through to the ground-floor living areas.

Lounge

A comfortable and inviting reception room with a uPVC double glazed window overlooking the front elevation, allowing plenty of natural light into the room. A tiled fireplace with wooden surround houses an electric fire, which is included within the sale and creates an attractive focal point. Double uPVC glazed sliding doors open directly into the conservatory, allowing the two spaces to flow together and creating an open-plan feel with separate cosy zones when desired. Further features include a radiator, fitted Venetian blind and ceiling light point.

Conservatory

Accessed directly from the lounge, this bright and versatile addition provides valuable additional living space and could be utilised as a dining area, sitting room, playroom or home-working space. Featuring an insulated tongue-and-groove roof, exposed brickwork and tiled flooring, with uPVC double glazed windows overlooking the front, side and rear elevations. A door provides direct access onto the rear garden.

Kitchen/Diner

A generously proportioned kitchen/diner offering excellent practicality alongside plenty of space for everyday dining. Fitted with a comprehensive range of wall, base and drawer units complemented by work surfaces and tiled splashbacks, together with a stainless steel sink and drainer with mixer tap.

Integrated appliances include a gas hob and electric oven, with plumbing and space for a washing machine, provision for additional under-counter appliances and space for a freestanding fridge freezer and tumble dryer.

uPVC double glazed windows to both the front and rear elevations provide excellent natural light, while there is ample space for a dining table and chairs. Two useful under-stairs cupboards provide valuable additional storage and shelving, with one housing the Ideal Logic combination boiler. A uPVC double glazed frosted door opens directly onto the rear garden.

First Floor Comprises

Landing

Stairs rise from the entrance hallway to the first-floor landing, providing access to both bedrooms and the bathroom.

Bedroom One

An impressively proportioned principal bedroom offering a superb amount of space and flexibility. Previously arranged as two separate bedrooms, the rooms have been combined to create one generous dual-aspect bedroom. uPVC double glazed windows to both the front and side elevations allow plenty of natural light into the room, while attractive exposed painted wooden floorboards add character. With two ceiling light points and a radiator, the excellent proportions provide ample space for bedroom furniture with the potential to incorporate a dressing or home-working area.

Bedroom Two

A well-proportioned and naturally bright second bedroom with two uPVC double glazed windows overlooking the front elevation. The room benefits from useful over-stairs storage, helping to maximise the available floor space, together with a radiator and ceiling light point. A versatile room suitable as a bedroom, guest room, nursery or home office.

Shower Room

A practical wet-room style Shower room finished with easy-maintenance uPVC wall panelling and vinyl flooring. The suite comprises a low-flush WC, floating wash hand basin with mixer tap and dedicated shower area with electric shower, handheld attachment and shower seat. Further features include a shower curtain rail, extractor fan, electric heater and uPVC double glazed window overlooking the rear elevation.

External

Rear Garden

The property benefits from a generously proportioned enclosed rear garden, offering plenty of scope to create an attractive outdoor space to suit individual tastes. A decked area adjoining the property provides an ideal spot for outdoor seating and entertaining, with the remainder of the garden predominantly laid to lawn and complemented by a variety of mature trees, shrubs and established greenery, creating a

pleasant leafy backdrop and a good degree of privacy.

A pathway extends through the garden to a useful storage shed positioned towards the rear, while direct access from both the kitchen and conservatory creates a convenient connection between the indoor and outdoor living spaces.

Council Tax Band - C

EPC Rating - TBC

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

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

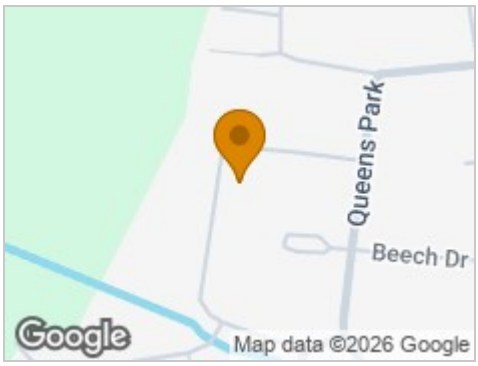




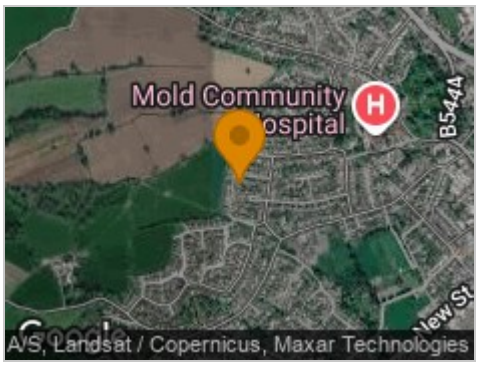




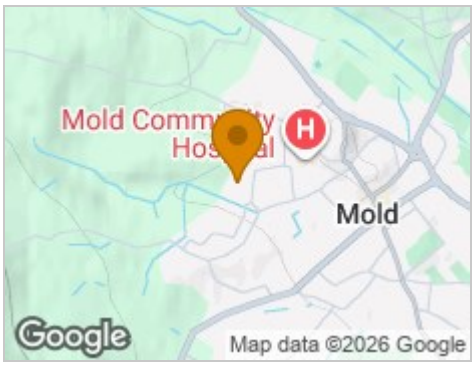
Road Map



Hybrid Map



Terrain Map



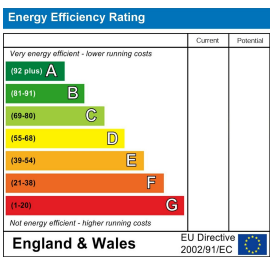
Floor Plan



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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