



20 Ash Grove

Mold, CH7 1TB

O.I.R.O £180,000



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Accommodation Comprises

This delightful home is approached via a block-paved driveway, offering parking for multiple vehicles and leading to a paved step up to a composite front entrance door which leads into:

Porch

Providing a great space for shoe and coat storage with UPVC door leading into:

Entrance Hallway

From the porch, a second door leads into the reception hallway, featuring a UPVC double-glazed window to the front elevation, single panel radiator, and stairs rising to the first floor. There is also a useful under-stairs storage cupboard, providing ample hidden storage.

Lounge

A bright and comfortable space with a UPVC double-glazed window overlooking the rear garden, single panel radiator, TV aerial socket, coved ceiling, and a feature electric fire set in a marble-effect hearth and surround with wooden mantel. Wall-mounted lights complete the cosy atmosphere.

Dining Room

Positioned to the front of the property with a UPVC double-glazed window, single panel radiator, two TV aerial sockets, and phone points an ideal space for formal dining or family gatherings.

Kitchen

The kitchen is well-equipped with a range of wall and base units, topped with complementary work surfaces. It includes a stainless steel one and a half bowl sink unit with mixer tap, two UPVC double-glazed windows to the side elevation, and a UPVC door to the rear garden. There is space for a fridge freezer, gas or electric oven, and plumbing for a washing machine. Other features include splashback tiling, wood-effect laminate flooring, and a double panel radiator.

Stairs From Hallway Rise To:

Landing

The landing is bright and airy with a UPVC double-glazed

window to the side elevation, loft access point, and doors leading to all bedrooms and the shower room.

Bedroom One

A spacious double bedroom with a UPVC double-glazed window to the rear elevation, single panel radiator, and built-in storage cupboard housing the combination boiler. There is ample space for freestanding or fitted wardrobes.

Bedroom Two

Another well-sized double bedroom, located at the front of the property with a UPVC double-glazed window, side and top opener, and single panel radiator.

Bedroom Three

Ideal as a child's bedroom, nursery, or home office, this room includes a UPVC double-glazed window to the rear elevation and single panel radiator.

Shower Room

The family shower room is fitted with a stylish three-piece suite comprising a double shower cubicle with mains-fed waterfall and handheld attachments, vanity unit with inset wash hand basin and soft-close drawers, and low flush WC. The walls and ceiling are finished with PVC panelling, and the flooring is a durable vinyl finish. Additional features include a frosted UPVC window to the side elevation, side opener, and a double panel radiator.

Outside

A beautifully landscaped, well-established rear garden laid out over several levels for maximum enjoyment and functionality. The first tier features a concrete and paved patio area, perfect for alfresco dining. A central pathway leads through a laid lawn garden with mature shrubs, plants, and a decorative centrepiece, offering a peaceful outdoor space. The garden also includes a garden shed and access to the detached garage.

Garage

The garage benefits from power and lighting, dual access via doors to the front and rear, and plumbing for a tumble dryer. The structure is topped with a corrugated iron roof, making it an ideal space for secure parking or additional storage.

Tel: 01352 700070

EPC Rating TBC

Council Tax Band B

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

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Money Laundering

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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.

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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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