REID & ROBERTS

INDEPENDENT ESTATE AGENTS



# 4 Ffordd Edwin

Northop,  Mold, CH7 6AX

## Offers In The Region Of £265,000

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### Reception Hallway
The welcoming reception hallway features an impressive high ceiling, staircase rising to the first floor. There is a double-panel radiator with cover, useful understairs storage cupboard with light, fitted coat hooks, fuse board and alarm panel. Doors lead to both reception rooms.

### Lounge
Positioned to the rear of the property, the lounge is a comfortable and inviting reception room featuring a high ceiling, picture rail and double-glazed window overlooking the rear garden. A feature wooden fireplace surround with marble hearth and inset houses a gas living-flame fire, fitted shelving provides useful storage and display space.

### Sitting/Dining Room
The second reception room is situated to the front of the property and benefits from a large double-glazed picture window, high ceiling and attractive picture rail.

A further feature fireplace with wooden surround, marble insert and hearth houses a gas living-flame fire, creating a warm and traditional focal point to the room. There is also a radiator and PIR sensor.

### Kitchen
The kitchen is fitted with a range of wall, base and drawer units, complemented by roll-top work surfaces and a one-and-a-half bowl stainless-steel sink with mixer tap. Integrated appliances include an electric oven and four-ring gas hob with extractor fan over, together with splashback tiling and tiled flooring. The kitchen also benefits from ceiling spotlights, a double-glazed window overlooking the rear garden and thermostat control.

A door leads through to the useful utility room.

### Utility Room
Providing valuable additional storage and appliance space, the utility room houses the washing machine and tumble dryer, together with the wall-mounted boiler and fitted shelving.

### Stairs lead to first floor accommodation

### Landing
The first-floor landing has a double-glazed window to the front elevation, radiator, textured ceiling and loft access with pull-down ladder.

There is also a useful built-in airing cupboard with light and fitted shelving.

### Bedroom One
A spacious principal bedroom positioned to the rear of the property, enjoying a double-glazed window overlooking the attractive rear garden.

The room benefits from a high ceiling, picture rail, radiator and useful built-in cupboard.

### Bedroom Two
Another generous double bedroom situated to the rear, again enjoying pleasant views over the garden.

A particular feature is the extensive wall-to-wall fitted wardrobes, providing hanging rails, drawers and fitted shelving, together with a fitted dressing table. There is also a radiator, picture rail and double-glazed rear window.

### Bedroom Three
The third bedroom is positioned to the front and benefits from two double-glazed windows, providing an abundance of natural light. Further features include a radiator, high ceiling, textured ceiling and picture rail.

### Bathroom
The family bathroom comprises a panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low-level WC.

The room features tiled walls, tiled flooring, textured ceiling and a double-glazed window to the front elevation.

### Outside

### To the front
Well-established and attractively landscaped front garden with a block-paved driveway providing parking for approximately 3–4 vehicles. Low brick boundary wall, beautifully stocked and neatly edged flowerbeds with a variety of mature flowers, shrubs and plants, together with gravelled areas for ease of maintenance. Side gate providing access to the rear garden, with a covered canopy porch, courtesy light and raised planted borders leading to the modern front door.

### To the rear
Beautifully established and immaculately maintained rear garden, mainly laid to lawn with well-stocked and mature flowerbeds, established shrubs and colourful planting. Mature hedging to the

boundaries provides an excellent degree of privacy. A pathway leads through the garden to a raised paved patio area, ideal for outdoor seating and entertaining, with a summer house, garden shed, greenhouse and attractive pond with fountain. A wonderful private garden offering plenty of space, character and a peaceful setting.

## EPC Rating - C

## Council Tax Band - D

## VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

## WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

## MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## INDEPENDENT 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. For more information call 01352 700070.

## LOANS

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

## DISCLAIMER

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.

## MISDESCRIPTION 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 REGULATIONS

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.

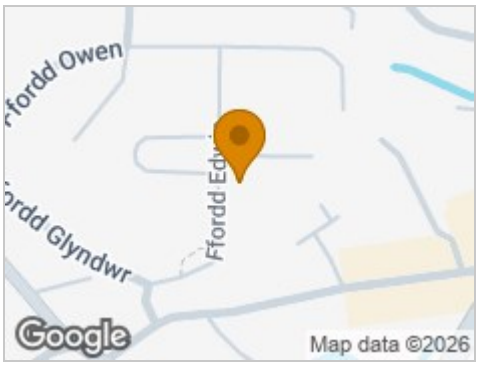








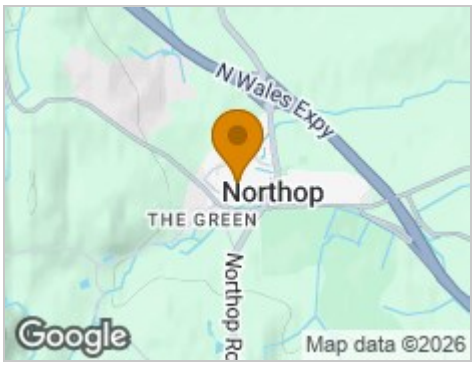
## Road Map



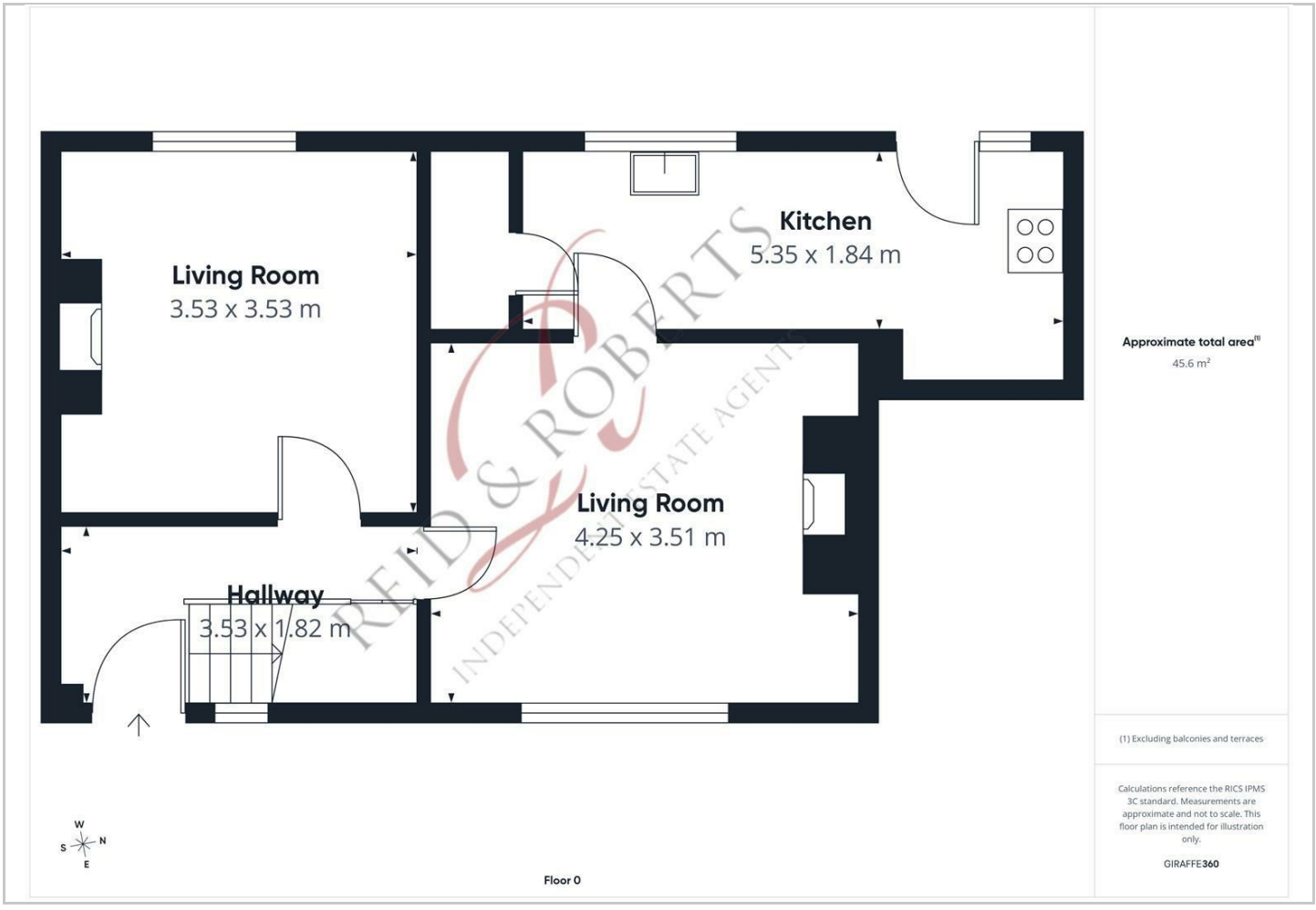

## Hybrid Map




## Terrain Map



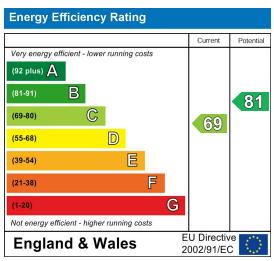

## Floor Plan




## 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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