

Brook Street, Northop, Flintshire, CH7 6BL
O.I.R.O. £165,000 MM10896



DESCRIPTION: Situated in a much favoured and sought-after village location is this charming 2 bedroomed mews house. The village of Northop enjoys the benefit of a local general store/post office, public house, Ysgol Owen Jones School, St Peters Church, Cricket Club and Northop Golf Course. This property offers accommodation comprising;- Entrance Hall, Lounge, Kitchen/Dining Area, Two Bedrooms and Bathroom/w.c. Having the benefit of UPVC double glazing, gas fired central heating, integral single garage and one allocated parking space. Viewing Recommended.

Flintshire County Council – Band D

GAIL MURRAY – RESIDENT PARTNER

Viewing by arrangement through Mold Office

Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Mold office and at the roundabout take the first exit. At the next roundabout take the third exit signposted Queensferry. At the traffic lights turn left and continue through Sychdyn until reaching the next set of lights in Northop. Proceed straight across and take the next left onto High Street. Continue along High Street Passing the shop and public house, the property will be observed further along on the left hand side and can be identified by the Agents For Sale Board.

LOCATION: Situated in the popular village of Northop with its associated facilities and amenities and being within easy access to the main road network which provides commuting to most major areas of employment in the vicinity.

Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



HEATING: Gas fired heating is installed, having a wall mounted boiler in the kitchen.

ENTRANCE HALL; UPVC entrance door. Stairs off.

LOUNGE: 13' 9" x 10' 9" (4.20m x 3.29m) Radiator. UPVC double glazed window. Coved and Textured ceiling.



KITCHEN/DINER: 14' 2" x 14' 2" (4.33m x 4.32m Max into Recess) Radiator. UPVC double glazed window and door. Understairs Storage cupboard. Textured ceiling. Plumbing for an automatic washing machine. The kitchen comprises a range of units to incorporate wall cupboards, base units continuous worktop surfaces with inset single drainer sink unit and splashback wall tiling. Wall mounted Gas Fired Central Heating Boiler.



STAIRS AND LANDING: UPVC double glazed window. Radiator.



BEDROOM 1: 10' 11" x 14' 3" (3.35m x 4.35m Max into Recess) Radiator. UPVC double glazed window. Textured ceiling. Built in storage cupboard.



BEDROOM 2: 10' 6" x 9' 10" (3.22m x 3.02m) Radiator. UPVC double glazed window. Textured ceiling.



BATHROOM/W.C.: Radiator. Textured ceiling. The bathroom is fitted with a panelled bath, low level w.c. and pedestal wash hand basin being complimented by partial wall tiling.



OUTSIDE: An archway to the side of the property gives access the rear communal courtyard area which includes one allocated parking space. The property benefits from an integral single garage having power and light laid on with door off to kitchen.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey