

Newton Close, Northop Hall, MOLD, CH7 6YX
£265,000 MS10808



DESCRIPTION: If you are looking for a four double bedroom family home in a popular village this could be the one for you. The property offers versatile accommodation which has potential to alter and provide bed/ensuite provision for those with dependent's. The property stands in low maintenance gardens and briefly comprises: Welcoming spacious entrance hall, cloaks/w.c., lounge, dining room, bright and airy conservatory, fitted kitchen, games room and utility room (former garage. the roller garage door is in situ). On the first floor are 4 generous double bedroom and modern bathroom. Gas heating and double glazing. Front and rear gardens. Viewing recommended. FREEHOLD COUNCIL TAX BAND D

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

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

DIRECTIONS: Turn left out of the Shotton Office and proceed to Connah's Quay. At the traffic lights turn left into Wepre Drive continue and after passing Wepre Park turn left into Wepre Lane. Once you reach the top of the hill turn left and continue to Northop Hall. On reaching the "T" junction turn right and after passing The Top Monkey pub turn right into Church Close. Follow the road to the left into Ridgeway until Newton Close will be seen on the left hand side and the property will be seen on the left hand side.



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



LOCATION: Situated in a popular village with primary school, village pub and grocery store. Accessible to the A55 link road for Chester Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Spacious entrance with UPVC front door, radiator and laminate floor.



CLOAKS/W.C. Double glazed window, wash hand basin and w.c.



LOUNGE: 17' 9" x 13' 5" (5.41m x 4.09m) Radiator and double glazed window. Modern electric pebble style fireplace.



DINING ROOM: 12' 5" x 9' 9" (3.78m x 2.97m) Radiator, laminate floor and patio doors to:-



CONSERVATORY: 10' 7" x 9' 4" (3.23m x 2.84m) Electric panel heater, tiled floor, double glazed windows and French doors to the garden.



KITCHEN: 9' 8" x 9' 8" (2.95m x 2.95m) Double glazed window. One and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Complementary tiling to the splash back areas. Built in dishwasher and fridge. Two Built in storage cupboards providing additional storage. Laminate floor.



GAMES ROOM 15' 8" x 6' 5" (4.78m x 1.96m) Radiator, potential for ground floor bedroom and French doors to the garden.



UTILITY 7' 9" x 6' 9" (2.36m x 2.06m) Plumbing for an automatic washing machine. Counter work surface area. Light and power points. Roller garage door situ.



STAIRS AND LANDING: Radiator and built in cupboard housing the gas boiler.

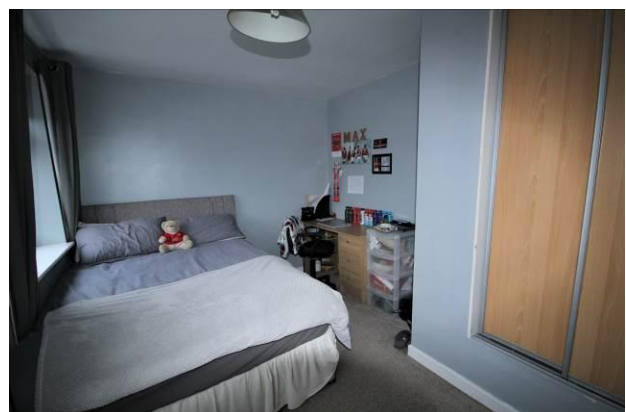
BEDROOM 1: 13' 1" x 11' 5" (3.99m x 3.48m) Radiator and double glazed window. Built in wardrobe with mirror sliding doors.



BEDROOM 2: 13' x 9' 8" (3.96m x 2.95m) Radiator and double glazed window. Built in wardrobe and laminate floor.



BEDROOM 3: 14' 7" x 9' 11" (max) (4.44m x 3.02m) Radiator and double glazed windows. Built in wardrobe.



BEDROOM 4: 14' 6" x 6' 7" (4.42m x 2.01m) Radiator and double glazed window.



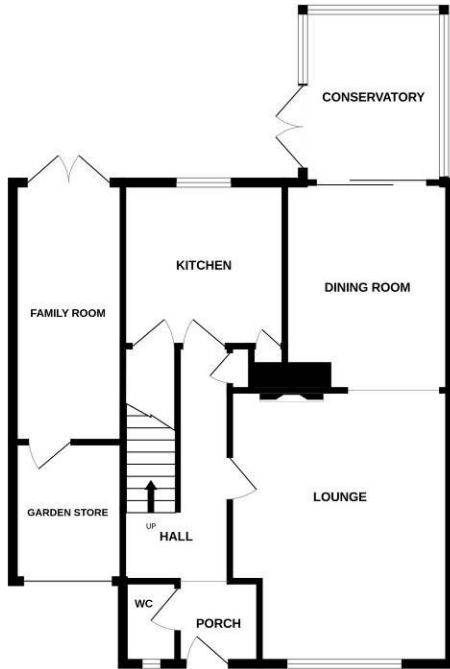
BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling.



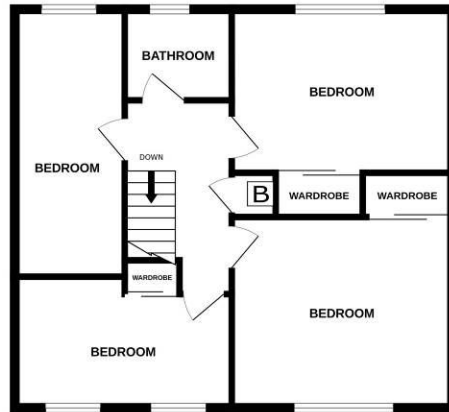
OUTSIDE: A driveway for parking to the front and low maintenance frontage. To the rear is a paved patio with continuing shaped paths and an artificial grass lawn. An ideal space for alfresco dining. Useful storage/workshop.



GROUND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



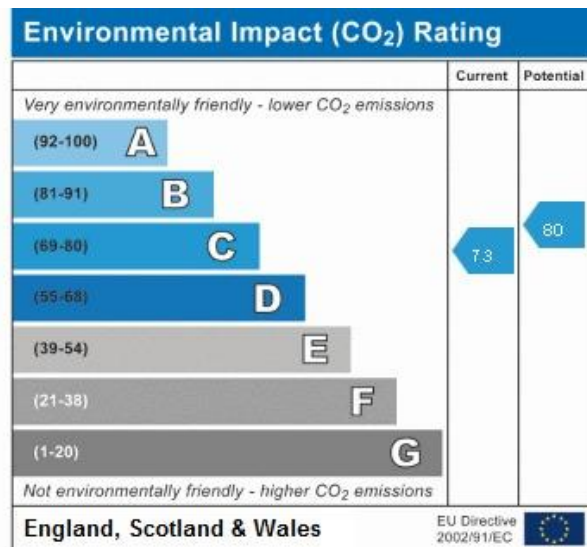
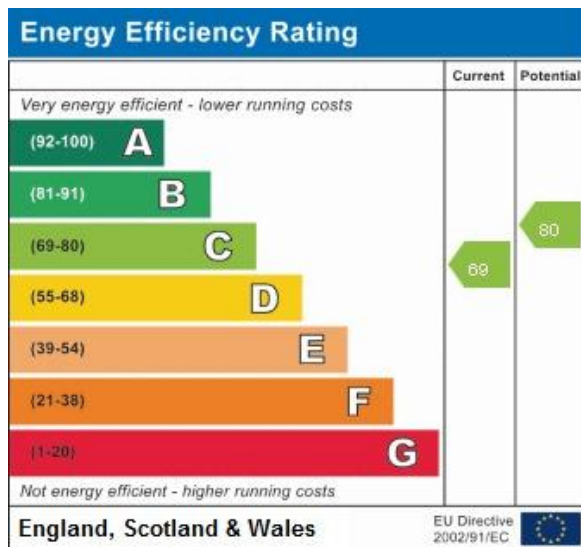
1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey