

Ash Grove

16977



LEESWOOD

£175,000

Ash Grove , Leeswood, Flintshire, CH7 4UG
£175,000 MM11008



DESCRIPTION: Situated in a popular village location is this modern style extended 3 bedroom semi detached property which has internal accommodation to briefly comprise entrance porch, lounge, dining area, fitted kitchen with integrated appliances and to the first floor there are 3 bedrooms and shower room. The accommodation is complimented by gas heating and UPVC double glazing and externally there are gardens to the front and rear, a drive providing off road parking and a single garage.

GEORGE A 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 9.00am – 4.00pm Saturday

DIRECTIONS: From the agents Mold office turn left and proceed to the traffic lights turning left onto Wrexham Street, Continue out of town passing over the roundabout and continue taking a right turn signposted Leeswood, continue along the country lane until you enter the village turning left into Oak Drive, continue along Oak Drive until Ash grove will be noted on the left, turn left and the property will be noted on the right hand side via the Molyneux for sale sign.

LOCATION: Situated in a popular village location with easy access to village amenities, the market town of Mold and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE PORCH: Door leading to front of property.

LOUNGE: 17' x 14' 9" (5.18m x 4.5m) 2 Panelled radiators. Coved ceiling. Tv point. Stairs rising to first floor.



DINING ROOM: 14' x 8' 8" (4.27m x 2.64m) Panelled radiator. Inset ceiling lighting. Arch leading to kitchen.



KITCHEN: 11' 9" x 9' (3.58m x 2.74m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Inset ceiling lighting. Tiled floor.



STAIRS AND LANDING: Loft access to boarded loft. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 12' 7" x 8' 8" (3.84m x 2.64m) Panelled radiator. Window to front elevation.



BEDROOM 2: 11' 5" x 8' 5" (3.48m x 2.57m) Panelled radiator. Fitted wardrobe facilities with mirrored sliding doors. Window to rear elevation.



BEDROOM 3: 9' 7" x 5' 9" (2.92m x 1.75m) Panelled radiator. Window to front elevation.



SHOWER ROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin set in vanity unit and tiled shower enclosure with fitted shower. Built in airing cupboard. Inset ceiling lighting. Tiled walls.



OUTSIDE: To the front of the property there are lawned gardens with borders and a drive leading to the side providing off road parking and leading to the single garage with up and over door and power and lighting laid on. To the rear there are further lawned gardens with borders. Outside tap.



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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