

6 King Street

MM11038



LEESWOOD

£125,000

6 King Street, Leeswood, MOLD, CH7 4SB
£125,000 MM11038



DESCRIPTION: Situated in a popular village location being close to village amenities is this mature 3 bedroom mid terraced property which has internal accommodation to briefly comprise entrance porch, lounge, fitted kitchen, rear hall, downstairs bathroom and to the first floor there are 3 bedrooms. The accommodation is complimented by gas heating and UPVC double glazing and externally there are gardens to the front and rear. **IDEAL FIRST TIME PURCHASE. FREEHOLD. COUNCIL TAX BAND C.**

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 proceed, taking a right turn signposted Leeswood, continue along the country lane and on into the centre of the village and the property will be noted on the left hand side via the Molyneux for sale sign.

LOCATION: Situated in a popular village location with easy access to village amenities to include local convenience store, doctors, and the market town centre of Mold with good road links for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE PORCH: UPVC front entrance door.

LOUNGE: 14' x 12' 2" (4.27m x 3.71m) Panelled radiator. Fitted gas fire set on tiled plinth. (Not in working order)



KITCHEN: 11' 5" x 10' 7" (3.48m x 3.23m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces, inset stainless steel sink unit and splash back tiling.



REAR HALL: Plumbing for automatic washing machine. Door leading to bathroom. UPVC door leading to rear of property.

BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled walls.



STAIRS AND LANDING: Doors leading off to bedrooms.



BEDROOM 1: 13' 10" x 12' (4.22m x 3.66m) Panelled radiator. Built in wardrobe. Window to front elevation.



BEDROOM 2: 11' x 9' 2" (3.35m x 2.79m) Panelled radiator. Cupboard housing wall mounted Worcester gas heating boiler. Window to rear elevation.



BEDROOM 3: 9' 4" x 7' 4" (2.84m x 2.24m) Panelled radiator. Window to rear elevation.



OUTSIDE: To the front of the property there are low maintenance gardens and a gated access path to the front entrance and to the rear there is an enclosed garden which is paved, and the rear offers a pleasant aspect.



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.

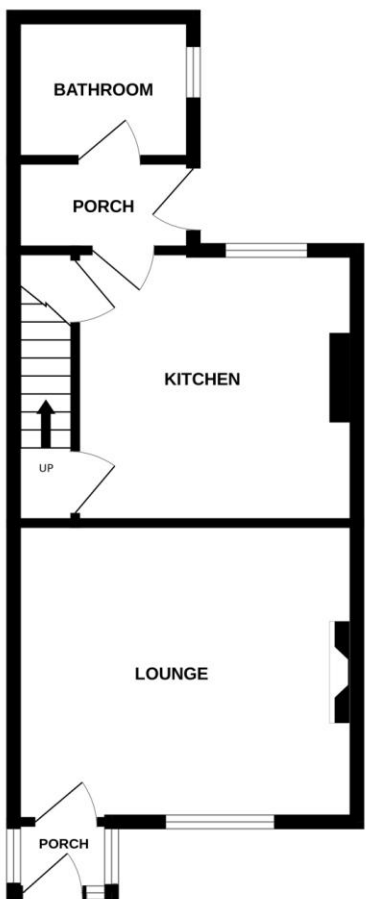
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

