

Beech Drive, Mold, Flintshire, CH7 1TD
£170,000 MS11196



DESCRIPTION: If you are looking for a family home close to primary and secondary schools this could be the one for you. This semi detached house is convenient for Mold Town centre and briefly comprises:- entrance porch, entrance hall, spacious dining room, bright and airy lounge overlooking the back garden, comprehensively fitted kitchen and external utility space with w.c. On the first floor are three bedrooms two of which are double and a family bathroom with modern tiling and a white suite. Gas heating and double glazing. Parking to the side of the property and gardens to the front and enclosed rear gardens ideal for alfresco dining. Viewing recommended.

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: Proceed from Mold High Street. After passing the Church turn left into Pwll Glas then bear left into Gwernafield Road. Turn left into Park Avenue, left into Ash Grove and left into Beech Drive where 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: Convenient for Mold Town centre and schooling.

HEATING: Gas heating with radiators.

ENTRANCE PORCH UPVC front door.

ENTRANCE HALL: Radiator and double glazed window. Laminate floor.



DINING ROOM: 12' 4" (max) x 9' 4" (3.76m x 2.84m) Radiator and double glazed window. Laminate floor.



LOUNGE: 14' 9" x 11' 5"(max) (4.5m x 3.48m) Radiator and double glazed window. Fire surround and laminate floor.



KITCHEN: 8' 7" x 7' 3" (2.62m x 2.21m) Double glazed window. Single stainless steel sink unit with storage below and a comprehensive range of matching wall and base units with work surface over. Electric oven and gas hob. Fridge/freezer. Wall mounted gas boiler. Laminate flooring. Door to:-.



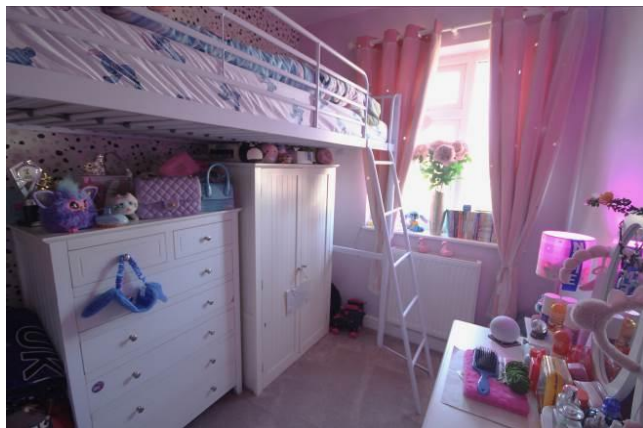
SIDE HALL AND UTILITY SPACE Door to the front and rear of this hallway with w.c, workshop/storage and utility room 7' X 5' 5" with plumbing for an automatic washing machine and laminate floor.

STAIRS AND LANDING: Radiator and double glazed window. Loft access.

BEDROOM 1: 14' x 12' 5" (4.27m x 3.78m) Radiator and double glazed window.



BEDROOM 2: 11' 7" x 10' 7" (3.53m x 3.23m) Radiator and double glazed window.



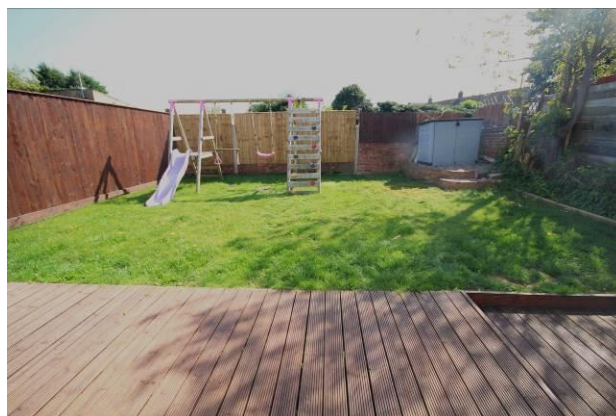
BEDROOM 3: 9' x 6' 6" (2.74m x 1.98m) Radiator and double glazed window.



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

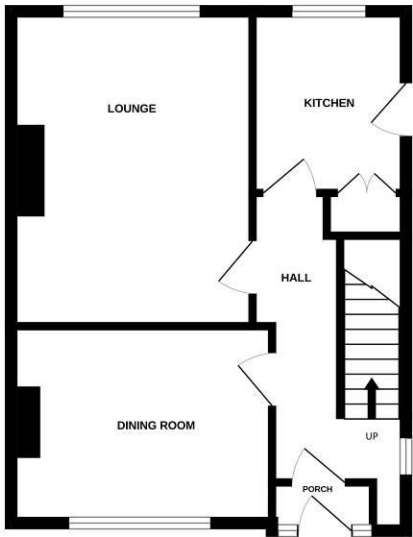


OUTSIDE: Front lawn garden and coloured stones parking to the side. To the rear is a large decked area ideal for alfresco dining and entertaining and lawn gardens. Ideal space for a family.

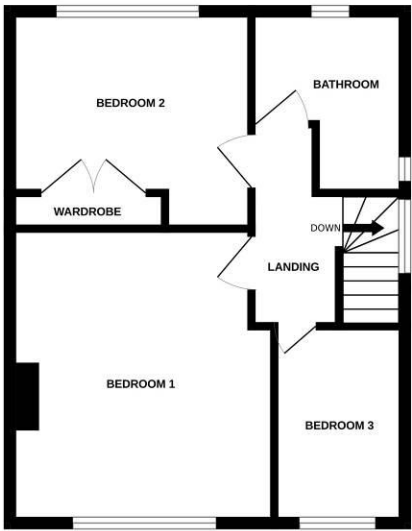


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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.

Made with Metropix 62025

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