



1 Leasowe Terrace Village Road Mold, Clwyd CH7 6JN

Are you looking for an opportunity to buy a period cottage dating back to early 1900's, with new bathroom & kitchen, re-wired, new windows in 2017, three bedrooms, 2 reception rooms, off road parking, a garage and in the really popular village of Northop Hall.....then we really do have a NewHome4U

- *** VERY WELL-PRICED FOR A HOME 'LIKE THIS'
- TWO GENEROUS BEDROOMS + THIRD BOX ROOM
- RECENTLY RE-WIRED / FITTED KITCHEN / BATHROOM
- FREE & OPEN 7 DAYS a WEEK in-house impartial Mortgage Advice just call Beth
- GENEROUS LIVING ACCOMMODATION FOR THE MONEY
- NEW WINDOWS FITTED 2017
- PRIVATE GARDEN + OUTBUILDING
- TWO RECEPTION ROOMS (CAN EASILY BECOME ONE AGAIN)
- POPULAR VILLAGE OF NORTHOP HALL
- OFF ROAD PARKING & DETACHED GARAGE

£129,950

Come to our office for FREE Independent MORTGAGE ADVICE OPEN 7 DAYS A WEEK or just email Beth@LoveMortgages.co.uk or even 'call': 01244 90 44 10

Do you like the photos?? Well maybe you would like to view this home personally because, one of the best things about NewHome4U is, we OPEN 7 DAYS A WEEK and we're physically in the office 4U just so that you can view, "like no other estate agent in Mold"

Look at this amazing opportunity to buy a well presented three bedroom (must point out that the 3rd bedroom is more of a box room / office) but still, this gorgeous period home offers so much for a young couple or investor. It's two decent sized separate reception rooms, a kitchen / breakfast room and is being presented in a such a good way, that you can move straight in.

Sometimes we see homes that have been badly priced by an Estate Agent where you think, that's going to be on the market for a long time.....well, not this one!

This is so competitively priced that I'd be amazed if it lasted a week on the market. I mean, how often do you get a period home, 'like this', which has it all..... price is amazing, internal living space is fantastic, rear garden with outbuilding and a detached garage, there's even off road parking, new windows, re-wired etc etc....and to cap it all off, it's in the really popular village of Northop Hall. Now, this location is only minutes drive from Broughton Shopping Retail Park because the A55 is pretty much on your doorstep (no there is no road noise before you start....I can hear your brain whizzing with thoughts!!)

Approached via Village Road, which is the main road through Northop Hall – when I say main road, it's not like the M25 which I think you can gather from the name Village Road, but it is the main through road none-the-less. There's an off-road parking space for one car and a low level brick wall that separates the road from the house and provides a small front garden.

An iron gate opens to a pathway which leads to the wooden front door, where a timber framed open porch gives some level of shelter from the elements, whilst we fumble for keys on one of the wet days that we so infrequently get here in North Wales.

Upon entering this home, you'll notice that there's a good amount of light provided into the hallway by the window above the front door, which lets the natural rays flood in. A tiled floor means keeping this area clean much easier, a staircase leads you to the first floor and two doorways lead to the ground floor accommodation.

The first door opens up into the lounge, with its wood effect flooring, a large picture window (which was fitted in 2017 along with the rest of them) and finally a log-burner that's set into a tiled alcove with a wood beamed mantle above, which will just set the mood and keep you nice and toasty during the winter months.

I must point out that it is only a stud wall that separates these two rooms and it can easily be removed to make it one again – but let's get back to the next door that leads off the hallway:

This room would normally be labelled as the dining room, because it sits next to the kitchen, but currently it's being used as a second lounge or sitting / play room – they obviously have children ?? With double aspect windows (again fitted in 2017), one looks over the side aspect and the other over the rear, making this a nice bright spacious room. There was originally a fireplace but it's been blocked off at some point and covered – but I'm sure with a little professional help, could easily become useful again or be turned into a pleasant feature. This room could easily accommodate a large dining table and chairs and would play host to some great entertaining moments and Christmas meals (other occasions also!).

Another solid wooden glass panelled door opens up into the modern stylish kitchen / breakfast room, which was fitted back in 2012. With a mass of contemporary floor and wall mounted storage units, work-surfaces cover three walls allowing ample space for food preparation and also modern day kitchen gadgets. There's a void for washing machine and integrated appliances are there to keep you guessing. A large window allows you to gaze out over the rear garden and a door to the side aids you to get there, making this another bright double aspect space.

There's ample space in the kitchen for a table and chairs so that whilst you slave away cooking, you don't miss out on all of the action (obviously I'm taking to the man of the house because he should know his place 'by now'!

Back to the hallway and up the stairs to the first floor landing. There's a large handy storage cupboard, which could be taken out and space made to put a staircase up into the attic – we would recommend that you seek professional advice before doing this and you may also need planning consent from your local council – but it is something that could possibly be done if you needed more space. Doors open to all bedrooms and the family bathroom.

The master bedroom is at the front of the home and is a very impressive size, providing lots of space for wardrobes, large bed, side tables, dressing table....in fact everything you could possibly want in a bedroom and more – what I'm trying to say is, it's a good sized room.

The second bedroom is found at the rear of the home and offers views over the garden area, it's currently home to a single bed but I'm sure could take a double if required.

The smallest room, I call it a bedroom but I'd say it's more of a room for a baby and a cot, or a great office or games room, you could always eat into some of the main bedroom and make the third room slightly bigger but.....these are all things to consider, depending on what you want – I'm just trying to show you options

*** please note, before doing any work that we suggest, please check with a builder and local planning departments first, we'd hate you to get into trouble **



Finally, the family bathroom. Again, it's been fitted out with a contemporary white suite which comprises of, unsurprisingly, a bath, free standing wash hand basin and toilet. It's been tastefully tiled throughout and there's a window facing out over the rear, which is a natural source to let your light in.

The outside rear of the home is accessed via the kitchen door. Immediately outside your door is an area of concrete, a place for potted plants but and primarily its an access point leading to your shared pathway (with next door) which takes you to your area of garden. This is bordered by a low-level picket fence and also a larger wooden fence and hedgerow.

Beyond the lawn is an area of decking, ideal for a summer table and chairs for when the BBQ season kicks in. Behind this space is an outbuilding, ideal for storing the things you need to cover for winter.

Next to this building is the detached garage, which can either be used for storing the car or as most people tend to use them today, another storage space – could even become a man / woman cave. Whatever the use, there's electric in here and I can't imagine that it would be too hard to get water up there too. It's another great space included within the price of this fantastic home.

Useful information:

COUNCIL TAX BAND: C (flintshire)

ELECTRIC & GAS BILLS: £75 per month (based on present owners usage)

WATER BILL: £150 PA (to be verified but based on present owners usage)

The boiler has been regularly serviced for extra peace of mind.

Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this is a fantastic opportunity for a young couple or an investor to buy a period cottage right in the heart of Northop Hall village, with great living accommodation throughout and possibilities to create even more space if you needed, it's got peace of mind in the new windows and it's been re-wired, the kitchen and bathroom are fairly new, a cute garden with outbuildings, detached garage, off road parking and all of this at a price that you'll only kick yourself in the future, if you don't buy it now!

Now, 'unlike most other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office 4U so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

FREE 'Independent MORTGAGE ADVICE' – We OPEN 7 DAYS A WEEK so come to our office for a cup of coffee and chat to Beth from LOVE MORTGAGES or just email Beth@LoveMortgages.co.uk or 'call': 01244 90 44 10

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2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK & with the
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4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
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(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

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 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.8 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

16-18 Chester Street, Mold, CH7 1EG
Tel: 01352 837 837
info@newhome4u.co.uk

