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Northop | Flintshire | CH7 6EP

£325,000

MONOPOLY
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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer For Sale this BEAUTIFULLY PRESENTED And Spacious Modern Four Bedroom, Three bathroom detached property situated in a popular and convenient location.

This well apportioned property has Internal accommodation comprising of : a Spacious Entrance Hall, Cloakroom w.c, Lounge, Stunning Kitchen/Diner, door to Integral Garage to the ground floor, Main Bedroom with En Suite Shower room, Bedroom Two with En Suite shower room further Two Bedrooms and a Family Bathroom. Externally the property provides ample off road parking on a double width tarmac drive and a large enclosed rear garden.

The property is situated on the edge of Connahs Quay which provides a good range of facilities, amenities and schooling. There is convenient access to the A55 for travel across North Wales, to Chester and the wider road network beyond. The property is also well located to access Wepre country park a brilliant 160 acre green space home to Ewloe Castle, a children's playground, outdoor gym, football playing pitches and a visitor centre.

- MODERN FOUR BEDROOM
- DETACHED HOUSE
- TWO EN SUITE SHOWER ROOM
- LARGE GARDEN TO THE REAR
- GAS CENTRAL HEATING WITH DUAL CLIMATE CONTROLS
- UPVC DOUBLE GLAZING
- BEAUTIFULLY PRESENTED
- MODERN KITCHEN
- SOUGHT AFTER LOCATION
- SPRINKLER SYSTEM



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a composite double glazed and frosted front door which leads into the spacious hallway.

ENTRANCE HALLWAY

Larger than average entrance hallway, comprising of tiled floor

LOUNGE

20'4" x 10'6" (6.220m x 3.201m)

Light room with a Media wall, UPVC Double glazed bay window to the front with radiator beneath.

OPEN PLAN KITCHEN/ DINER

26'3" x 10'2" (8.021m x 3.100m)

Beautifully presented modern kitchen, comprising of a good range of Hi Gloss wall and base cupboards, with complementary White Quartz worktop surfaces incorporating one and a half bowl sink unit with mixer tap, Integral four ring gas hob, electric oven/grill with extractor hood over, Integral dishwasher, cupboard housing gas central heating boiler, integrated washing, Integral fridge/ freezer, two UPVC Double glazed windows to the rear, spotlights to the ceiling, Breakfast bar, door to cloakroom

DINING AREA

With UPVC Double glazed French style doors opening to the rear garden, tiled floor, radiator.

CLOAKROOM W.C.

Comprising of a low level w.c., wash hand basin, radiator, tiled floor, UPVC Double glazed and frosted window to the side.

FIRST FLOOR LANDING AREA

With access to the loft space, radiator, storage cupboard.

MAIN BEDROOM

16'0" x 10'5" (4.891m x 3.182m)

With UPVC Double glazed bay window to the front with radiator beneath, door leading into En-Suite Shower room.

EN SUITE SHOWER ROOM

7'11" x 2'11" (2.429m x 0.910m)

Comprising of Double shower cubicle, pedestal wash hand basin, low level w.c., Chrome ladder style radiator/towel rail, extractor fan, UPVC Double glazed and frosted window to the side

BEDROOM TWO

21'0" x 8'9" (6.401m x 2.691m)

Spacious room with UPVC Double glazed window to the front, radiator, sloping roof, door to the En-Suite shower room

EN SUITE SHOWER ROOM

8'9" x 3'9" (2.69m x 1.15m)

With Double shower cubicle, pedestal wash hand basin, low level w.c UPVC Double glazed and frosted window, extractor fan

BEDROOM THREE

9'11" x 9'10" (3.031m x 3.002m)

UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

BEDROOM FOUR

8'6" x 6'0" (2.601m x 1.852m)

UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

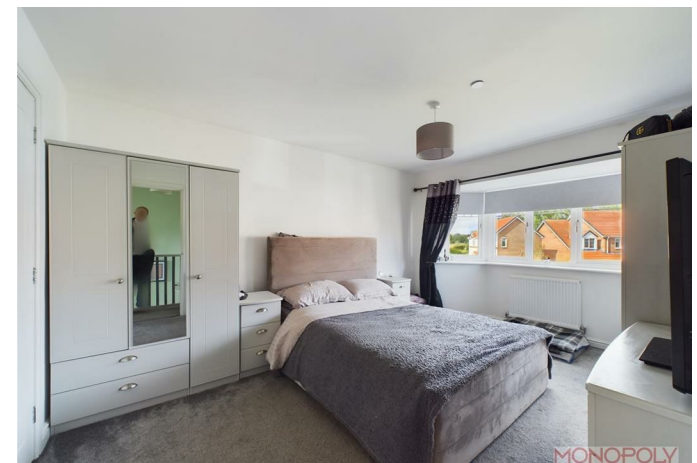
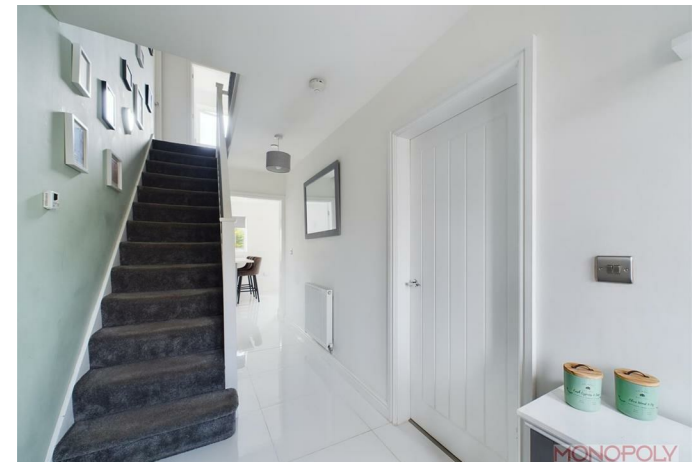
FAMILY BATHROOM

6'7" x 4'3" (2.03m x 1.3m)

Comprising of a Panel enclosed bath pedestal wash hand basin, low level w.c UPVC Double glazed and frosted window to the front, Chrome ladder style radiator/ towel rail.

OUTSIDE TO THE FRONT

The property is approached via a tarmac driveway which offers off road parking for three to four vehicles and which leads to the integral garage, which has an up and over door, with open plan lawned areas to both sides and paved path leading to the gated access leading to the side and rear garden.





OUTSIDE TO THE REAR

Large garden to the rear, with paved patio/sitting area leading to lawned garden with wooden fencing.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage

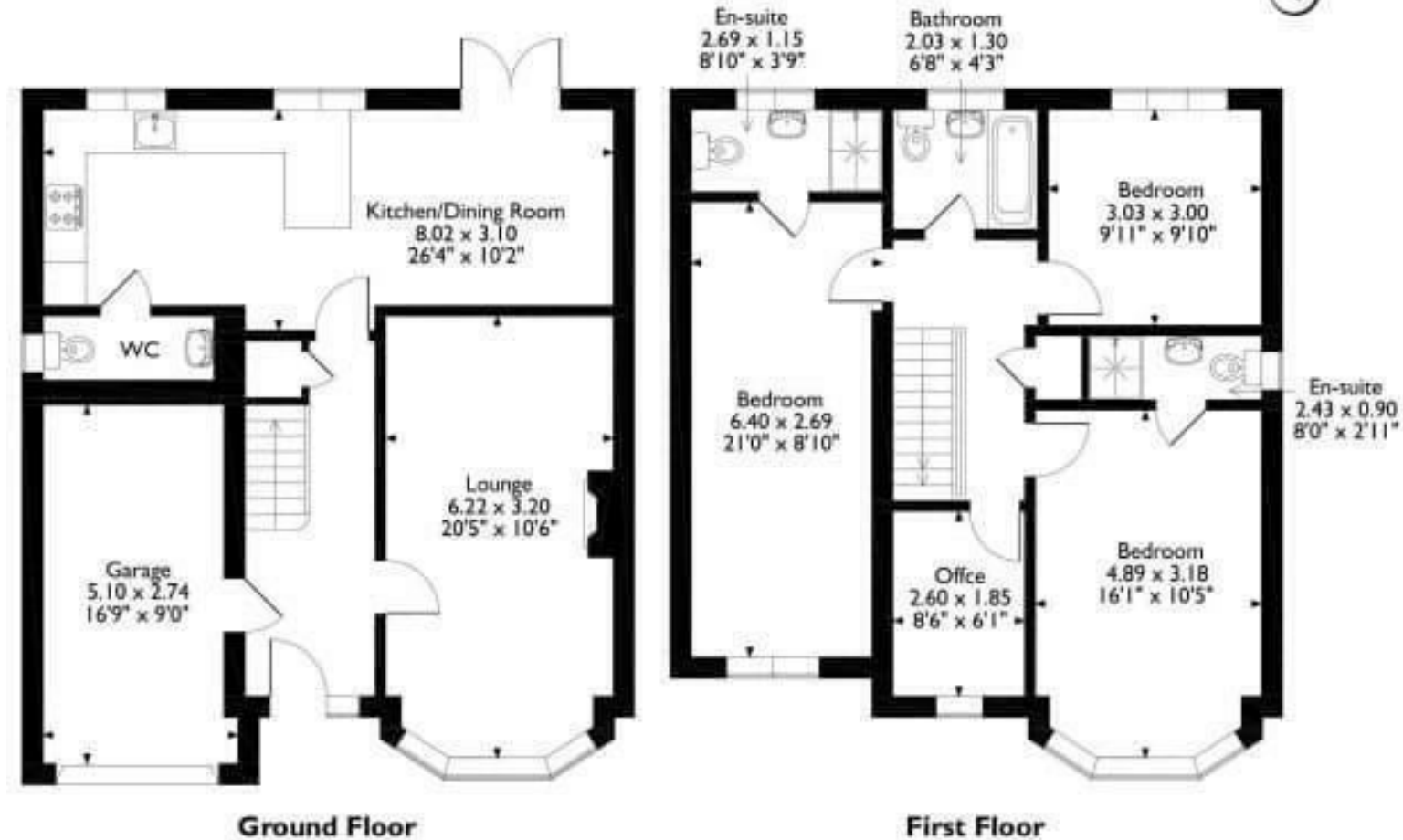
KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.



Broad Oak View, Northop, Mold

Approximate Gross Internal Area 138 Sq M / 1485 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Energy Efficiency Rating		Current	Future
	Very energy efficient - lower running costs		
	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(43-54) E		
	(31-42) F		
	(21-30) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Future
	Very environmentally friendly - lower CO ₂ emissions		
	(101-151) A		
	(81-100) B		
	(61-80) C		
	(41-60) D		
	(21-40) E		
	(1-20) F		
	(1-20) G		
	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	

Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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