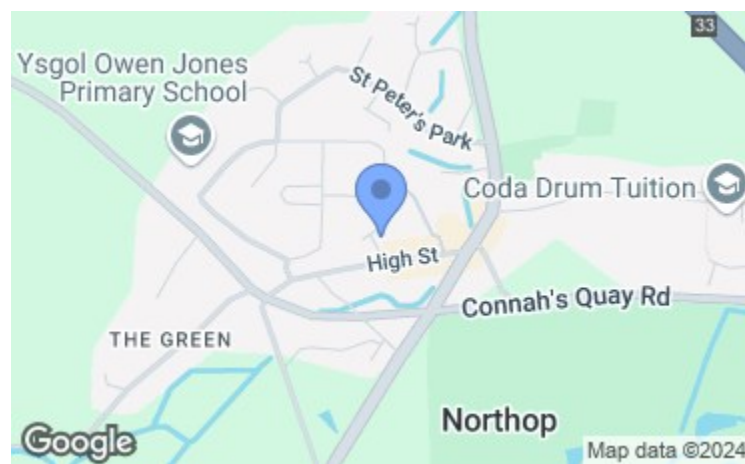


GROSS INTERNAL AREA
FLOOR 1: 612 sq. ft, FLOOR 2: 599 sq. ft
TOTAL: 1211 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	74 → 87
(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	
Very environmentally friendly - lower CO ₂ emissions	Potential
(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

14 Pilgrims Close
Northop, Mold, Flintshire
CH7 6BF

Price
£395,000

*IMMACULATE 4 BEDROOM HOUSE *LOCATED TO CENTRE OF NORTHOP VILLAGE *PRIVATE WALLED GARDEN *NO ONWARD CHAIN

An immaculately appointed four bedroomed detached house with garage and private walled garden, forming part of a small select cul-de-sac to the centre of this noted and much sought-after village location. Affording well planned family sized accommodation with new fitted carpets and redecoration throughout. The property benefits from a gas central heating system and double glazed windows and in brief provides: reception hall with laminate flooring, cloakroom/WC, spacious living room with access to the garden, separate dining room, kitchen/breakfast room with integrated appliances, utility room, first-floor landing, principal bedroom with fitted wardrobes and en suite shower room, three further good sized bedrooms and family bathroom. Block paved drive to the front, semi-detached garage and private, south easterly facing, garden with patio areas.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

Northop is a small village community some 2.5 miles from Mold and 12 miles from Chester. The village has a local store and post office catering for daily needs together with primary school, parish church, two inns and the well known Northop Country Park golf course. The A55 Expressway is located on the edge of the village enabling easy access towards North Wales, Cheshire and the motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH



Canopy porch with outside light and double glazed wood panelled front door with double glazed windows to either side to reception hall.

RECEPTION HALL



White spindle staircase to the first floor, coved ceiling, radiator, telephone point, understairs storage cupboard and white panelled interior doors to all rooms.

CLOAKROOM/WC



Comprising low flush WC, pedestal wash hand basin with tiled splashback, laminate flooring, radiator, extractor fan and recessed ceiling lighting.

LOUNGE

3.30m x 6.32m (10'10" x 20'9")



A spacious and well-lit room with double glazed window to the front and matching patio doors to the rear leading out to the adjoining decked patio with pleasing views over the garden. Coved ceiling, TV aerial point and two double panelled radiators.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

ESJ/DCW

Amended JH

Amended JH

DRIVEWAY

A brick paver driveway providing off-road parking for one car and access to the semi-detached garage.

GARAGE

With up-and-over door.

REAR GARDEN



To the rear is a very private fully enclosed walled garden which enjoys a south easterly aspect. To the centre is a predominantly level lawn together with a decked patio area and a further secluded flagged patio area to the upper part of the garden.



DIRECTIONS

From the Agent's Mold office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit signposted for Queensferry and at the next set of traffic lights turn left signposted for Sychdyn and Northop. Follow this road up the hill through Sychdyn and thereafter into Northop and on reaching the traffic lights proceed straight across and take the first left thereafter onto the village high street. Pilgrims Close will then be found approximately halfway along on the right-hand side. Proceed into the cul-de-sac whereupon the property would be found on the right-hand side.

TENURE

The property is Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



KITCHEN/BREAKFAST ROOM

3.25m x 3.25m (10'8" x 10'8")



A range of base and wall units with light wood-effect frames with contrasting dark toned insets and matching work surfaces over. Inset sink unit with preparation bowl and mixer tap, tiled splashback and range of integrated appliances comprising stainless steel four-ring gas burner hob with matching cooker hood and electric single oven beneath. Tiled floor, radiator, void for fridge, recessed ceiling lighting and two double glazed windows.



DINING ROOM

3.00m x 2.90m (9'10" x 9'6")



Double glazed window to the front, telephone point, coved ceiling, double panelled radiator and laminate wood-effect flooring.



UTILITY ROOM

1.65m x 2.16m (5'5" x 7'1")



With matching worktop and base cupboards to the kitchen, inset sink unit and tiled splashback. Plumbing for washing machine, space for tumble dryer, tiled floor, radiator, wall-mounted gas fired central heating boiler, extractor and double glazed exterior door to the garden.

FIRST-FLOOR LANDING

Loft access, radiator and white panelled interior doors to all rooms.

BEDROOM ONE

3.96m x 3.58m (13'0" x 11'9")



A good sized main bedroom with double glazed window to the front, fitted wardrobe units to one wall with light wood-effect door fronts, hanging rails and shelving, TV aerial point and radiator.



EN SUITE

2.21m x 1.75m (7'3" x 5'9")



Comprising tiled shower enclosure with folding screen and mains shower valve, pedestal wash hand basin and low flush WC. Part-tiled walls, radiator, wood-effect vinyl floor covering, extractor fan and double glazed window.

BEDROOM TWO

3.38m x 3.58m (11'1" x 11'9")



Double glazed window to front, radiator and built in cupboard housing a pre-lagged hot water cylinder.

BEDROOM THREE

3.02m x 2.64m (9'11" x 8'8")



Double glazed window to the rear, radiator and TV aerial point.

BEDROOM FOUR

3.18m x 2.62m (10'5" x 8'7")



Double glazed window to the rear, radiator and TV aerial point.

BATHROOM

2.08m x 1.68m (6'10" x 5'6")



Fitted with a white suite comprising panelled bath with mixer shower tap, pedestal wash basin and low flush WC. Part-tiled walls, wood-effect vinyl floor covering, radiator, extractor fan, recessed ceiling lighting and double glazed window.

OUTSIDE FRONT

The property occupies a corner position in this small established development with an open plan front lawned garden areas with mature blossom tree and various established bushes and shrubs. A flagged pathway extends to the front door and there is a gate to the side of the house leading through to the rear garden.