



GROSS INTERNAL AREA  
FLOOR 1: 896 sq ft, FLOOR 2: 715 sq ft  
TOTAL: 1611 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	<b>England &amp; Wales</b>
		56	EU Directive 2002/91/EC



**Brookdale Church Road**  
Northop, Mold, Flintshire  
CH7 6BS

**Price**  
**£385,000**

A beautifully appointed and extended four bedroom detached family house located along this sought after road to the centre of Northop village with far reaching views and within walking distance a local shop, two popular inns, cricket ground and noted primary school. This traditional property offers versatile and immaculately presented accommodation having benefitted from a tasteful scheme of refurbishment with modern fittings whilst retaining original features. To the rear is an impressive open plan dining/sitting with semi vaulted ceiling and bi fold doors providing access to the garden. In brief comprising: recessed front entrance, reception hall, attractive living room with oak herringbone floor, a spacious dining/sitting room with central fireplace and multi fuel stove, fitted kitchen with granite worktops and Neff appliances, ground floor shower room, first floor landing, three double bedrooms, one with ensuite, fourth bedroom and bathroom. Gas fired central heating and double glazing. Driveway for several cars, integral garage and enclosed rear garden. INSPECTION HIGHLY RECOMMENDED.

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

Brookdale is located along this noted no-through road close to the centre of Northop village, some two and a half miles from Mold. The A55 Expressway is nearby enabling swift passage along the North Wales coast, to Chester (12 miles) and the motorway network beyond. The village also has Golf Course with restaurant and there are numerous country walks within the vicinity.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE



Recessed arched entrance with original tiled floor and UPVC double glazed panelled front door with feature stained/leaded glass windows to either side to reception hall.

### RECEPTION HALL

2.13m x 3.86m (7' x 12'8")

Staircase to the first floor, solid oak flooring, double glazed window, telephone point and traditional panelled interior doors leading through to the living room and kitchen/family room.



### LIVING ROOM

3.71m x 5.49m (12'2" x 18')



An attractive room with a wide double glazed bay window to the front, feature brick fireplace/chimney breast with tiled hearth, picture rail, two wall light points, traditional herringbone wood block flooring and radiator.



### DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit following the signs for Queensferry and upon reaching the traffic lights next to County Hall bear left signposted for Sychdyn / Northop. Follow the road through Sychdyn and thereafter into Northop and continue through the traffic lights and take the second right hand turning thereafter next to the church onto Church Road, whereupon the property will then be found after a short distance set back on the left hand side.

### TENURE

Understood to be 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.

## 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.

DW/PMW



### FAMILY BATHROOM

2.13m x 2.62m (7' x 8'7")



Comprising panelled bath, wash basin and low flush WC. Part tiled walls, exposed floorboards, radiator, loft access with gas fired central heating boiler, double glazed window with frosted glass and airing cupboard with hot water cylinder tank.

### OUTSIDE

The property is set well back on Church Road and is approached via a stoned splayed entrance with double gates leading to a tarmac driveway with parking for several cars and access to the integral garage. There is gated access to the left hand side of the property leading through to the rear garden.

### GARAGE

2.87m x 4.42m (9'5" x 14'6")

Up and over door, double glazed exterior door to the side gable, and power and light installed.

### FRONT GARDEN



Neat front lawned garden with brick edging and shrubbery borders. Blossom tree to the side of the drive.

### REAR GARDEN



To the rear is a fully enclosed lawned garden with patio areas, timber garden shed and established hedging. Outside security lights, log store and small timber garden shed included in the sale.

### DINING/FAMILY ROOM

5.66m x 5.49m max overall (18'7" x 18' max overall)



A spacious 'open plan' room combining dining and seating areas with vaulted ceiling to part with three double glazed Velux roof lights providing an abundance of natural lighting. Double glazed window and matching bi fold doors to the rear providing access to the garden and with pleasing views over surrounding countryside and beyond. Central fireplace/chimney breast with twin aspect multifuel stove upon a marble hearth, solid oak flooring throughout and three radiators. Internal door to the garage and ground floor shower room. Opening to kitchen.



### KITCHEN

3.20m x 3.02m (10'6" x 9'11")



Fitted with a modern range of gloss white fronted base and wall level units with long stainless steel handles and solid granite work surfaces with matching upstands and breakfast bar. Recessed ceiling lighting, stainless steel sink unit with preparation bowl and mixer tap and range of integrated Neff appliances comprising double electric oven, four gas burner stainless steel hob and Bosch extractor hood. Void and plumbing for washing machine, space for fridge/freezer and dishwasher.





**BEDROOM ONE**

3.58m max x 3.81m (11'9" max x 12'6")



A good sized bedroom with a wide double glazed window to the rear with far reaching views over the surrounding countryside, built in double cupboard housing a Worcester gas fired boiler, recessed ceiling lighting and radiator.



**BEDROOM TWO**

3.35m x 3.38m (11'72 x 11'1")



A double size room with double glazed window to the front, built in wardrobe and radiator.

**BEDROOM THREE/GUEST ROOM**

2.69m x 5.77m (8'10" x 18'11")



A versatile room which could be used as a home office with Velux double glazed roof light and further double glazed window with open aspect. Sloping ceiling to part, double panelled radiator and internal door to en suite.

**EN SUITE**

2.29m x 2.84m max (7'6" x 9'4" max)



Comprising tiled shower enclosure with glazed screen and Mira electric shower, pedestal wash basin and low flush WC. Tiled floor, radiator, Velux double glazed roof light and built in storage cupboard.

**BEDROOM FOUR**

2.13m x 2.24m (7' x 7'4")



Double glazed window to the front and radiator.

**SHOWER ROOM**

2.62m x 1.60m (8'7" x 5'3")



A modern well appointed shower room with part tiled walls comprising tiled shower enclosure with glazed screen, wash basin and WC. Tiled floor, radiator and double glazed window.

**FIRST FLOOR LANDING**

Split level landing with traditional white panelled interior doors to all rooms.