

GROSS INTERNAL AREA  
GROUND FLOOR 655 sq.ft., FLOOR 1 503 sq.ft.  
TOTAL: 1,158 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ALL DATA MAY VARY



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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**24 The Ridgeway**  
Northop Hall, Mold, Flintshire,  
CH7 6JR

**Price**  
**£255,000**

A WELL PROPORTIONED AND UPDATED THREE BEDROOM SEMI DETACHED HOUSE WITH CONSERVATORY AND GARAGE, standing in an attractive setting to the upper part of this popular residential area, bordering fields to the rear and enjoying splendid views over open countryside, across to the Wirral Peninsular and Liverpool in the far distance. Providing an ideal family size home having been extended to the front, whilst benefiting from a modern well appointed kitchen/diner, replacement UPVC double glazed windows, gas fired central heating system with an updated boiler and solar PV panels designed to reduce running costs. Outside there is a long drive providing parking for three cars, a semi detached garage and pleasant fully enclosed rear garden with modern summer house/home office. In brief the accommodation comprises, spacious reception hall, cloakroom/WC, living room, open plan kitchen with modern range of grey fronted units and solid wood working surfaces, conservatory, first floor landing, three bedrooms, including two large doubles, and modern family bathroom. 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 Residential.





**LOCATION**



The property forms part of this established development to the centre of this popular village community, approximately four miles from Mold and 12 miles from Chester. The village has a popular primary school, inn and local shop serving daily needs, and is within a short drive of the A55 Expressway at Ewloe enabling ease of access throughout the region

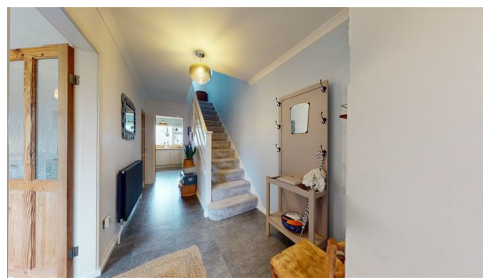
**THE ACCOMMODATION COMPRISES**

**FRONT ENTRANCE**

Modern wood grain effect double glazed panelled door to reception hall.

**RECEPTION HALL**

1.98m x 7.01m max overall (6'6" x 23' max overall)



A spacious reception hall extending to approximately 23' with double glazed window, staircase to the first floor, tile effect laminate flooring, coved ceiling, built in cloaks cupboard and contemporary style radiator.



**CLOAKROOM/WC**

0.86m x 2.29m (2'10" x 7'6")

Comprising low flush WC and wash hand basin with mixer tap, splashback and cabinet beneath. Fitted worktop with void beneath for washing machine and space for tumble dryer. Double glazed window with frosted glass, extractor fan and tiled floor.

**LIVING ROOM**

4.17m x 3.51m (13'8" x 11'6")



Double glazed window to the front, TV aerial point, coved ceiling and low level panelled radiator.



**KITCHEN DINER**

6.25m x 3.89m (20'6" x 12'9")



A spacious open plan room with double glazed window overlooking the rear garden with views beyond over surrounding fields. The kitchen is fitted with a modern range of pale grey fronted base and wall units with contrasting solid wood worktops with inset enamel white sink unit with preparation bowl and mixer tap. Matching solid wood upstands and windowsill, void for electric cooker with stainless steel splashback and cooker hood above and integrated dishwasher. Tile effect laminate flooring, understairs storage cupboard, UPVC double glazed exterior door to the drive, contemporary style radiator and twin double glazed timber framed doors to conservatory.



**CONSERVATORY**

3.12m x 2.64m (10'3" x 8'8")



Built in a low base with timber framed double glazed windows with matching exterior door to the patio, pitched polycarbonate type roof covering, power points, double panelled radiator and tiled floor.

**FIRST FLOOR LANDING**

Double glazed window, loft access via pull down ladder which houses a modern gas fired combination boiler. Built in linen cupboard with slatted shelving and apparatus for the solar PV panels. Pine panelled interior doors lead to all rooms.

**BEDROOM ONE**

3.99m x 3.89m (13'1" x 12'9")



Wide double glazed window to the rear with views over the surrounding countryside and across to the Wirral Peninsular and Liverpool in the far distance. Washed wood effect laminate flooring and panelled radiator.

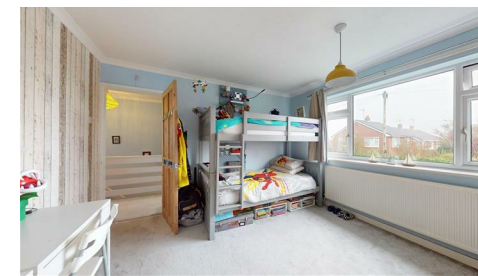


**BEDROOM TWO**

3.99m x 3.51m (13'1" x 11'6")



A spacious double size room with double glazed windows at the front and panelled radiator.



**BEDROOM THREE**

2.16m x 2.18m (7'1" x 7'2")



Double glazed window to the front and radiator.

**FAMILY BATHROOM**

2.16m x 1.63m (7'1" x 5'4")



A modern well appointed bathroom with attractive part tiled walls comprising panelled bath with shower handset and glazed screen, vanity wash basin with white cabinet beneath and low flush WC. Towel radiator, vinyl floor covering, extractor fan and double glazed window with frosted glass.

**FRONT GARDEN**

Neat front lawned garden with various established shrubs and

bushes and low walling to the frontage, outside light and concrete driveway extending to the side of the property providing parking for three cars and access to the semi detached garage. A gate from the drive leads through to the rear garden.

**GARAGE**

Up and over door, exterior UPVC door and power connected.

**REAR GARDEN**



To the rear is a pleasant enclosed lawned garden which borders onto fields and enjoys splendid views across the surrounding countryside and beyond. Established flower borders, paved pathways and patio areas and further loose slate chipped seating area to the lower part of the garden taking full advantage of the setting. In addition there is a modern timber framed/clad summer house/home office included in the sale with insulated walls, and power and light installed. Outside security light and tap.



**DIRECTIONS**

From the Agent's Mold Office proceed along the High Street turning right at the traffic lights onto King Street.

Upon reaching the roundabout take the second exit towards New Brighton and upon passing County Hall turn left at the traffic lights signposted Northop and Sychdyn. Upon reaching Northop traffic lights turn right and immediately upon crossing the A55 Expressway turn right signposted Northop Hall. As you proceed into the Village continue past the shop on the right hand side and take the second left hand turning thereafter into The Ridgeway. Proceed up the hill following the road to the left whereupon the property will be found towards the far end of the road on the right hand side.

**TENURE**

Freehold.

**COUNCIL TAX**

Flintshire County Council - Tax Band D

**AML**

AML - ANTI MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**VIEWING**

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

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

DW/PMW