

GROSS INTERNAL AREA  
 FLOOR 1 417 sq.ft. FLOOR 2 414 sq.ft.  
 TOTAL : 830 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL 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	62	82
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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	

**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.

**7 Aber Crescent**  
 Northop, Mold, Flintshire,  
 CH7 6DB

**Offers In The Region Of**  
**£210,000**

A WELL APPOINTED THREE BEDROOM TRADITIONAL SEMI DETACHED HOUSE WITH GARAGE standing within large south westerly facing gardens. Forming part of a small cul de sac within this much sought after village community with direct access onto the A55 Expressway. This well presented home benefits from gas fired central heating system and replacement double glazed windows and exterior doors, and in brief comprises; reception hall, living room with multifuel stove, kitchen/diner, first floor landing, three good size bedrooms, including two doubles, and bathroom with modern suite and shower. Driveway parking to the front, detached garage and generous rear garden with a wide brick paved patio area. VIEWING HIGHLY RECOMMENDED.

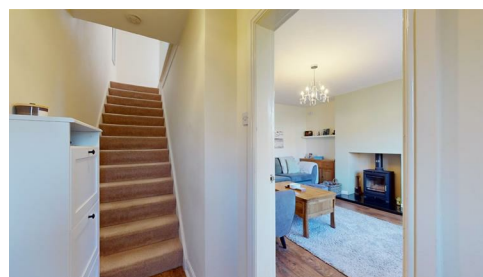


**LOCATION**

The property is located within an established cul de sac of similar properties towards the far end of Church Road, a no through' road. Northop has a local shop / post office, church, two public houses, antique shop and popular primary school, and is ideally placed for access onto the A55 Expressway enabling swift access along the North Wales Coast, to Chester and the motorway network beyond. The nearby market town of Mold is some 3 miles which offers a comprehensive range of shopping facilities catering for most daily needs.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

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

**RECEPTION HALL**

Staircase to the first floor, wide plank effect laminate flooring, radiator. White panelled interior door leading through to living room.

**LIVING ROOM**

4.24m x 4.06m (13'11" x 13'4")



Double glazed leded effect window to the front, recessed fireplace with polished granite hearth and Portway multifuel stove, TV aerial point, continuation of the wide plank effect laminate flooring, double panelled radiator, telephone point.

**KITCHEN DINER**

5.13m x 2.97m overall (16'10" x 9'9" overall)



A spacious room with space for a table, double glazed window overlooking the rear garden and matching UPVC double glazed exterior door. The kitchen is fitted with a range of grey fronted base and wall units with wood effect work surfaces, inset stainless steel sink unit with preparation bowl and mixer tap and tiled splashback. Two glazed display cabinets, space for electric cooker, fitted cooker hood, recessed ceiling lighting, tiled floor, radiator, built in understairs cupboard, further built in cupboard housing the Worcester gas fired central heating boiler and with plumbing for washing machine.

**FIRST FLOOR LANDING**

Loft access, white panelled interior doors to all rooms.

**BEDROOM ONE**

4.22m x 3.25m (13'10" x 10'8")



A spacious principal bedroom with double glazed leded effect window to the front, double panelled radiator, out built chimney breast with recess.

**BEDROOM TWO**

3.25m x 3.00m (10'8" x 9'10")



A double size room with double glazed window overlooking the rear garden, radiator.

**BEDROOM THREE**

3.20m x 1.80m (10'6" x 5'11")



Double glazed window to the front, radiator.

**BATHROOM**

1.73m x 1.60m (5'8" x 5'3")



Fitted with a modern white suite comprising panelled bath with mains shower valve with twin headsets and glazed screen, pedestal wash basin with cabinet beneath and low flush WC. Part tiled walls with feature tiling, wood effect vinyl floor covering, chrome towel radiator, double glazed window with frosted glass.

**OUTSIDE**

The property is approached over a shared entrance with the adjoining property leading to a wide tarmac driveway with parking for vehicles to the front as well as access to the garage located to the side of the house. Outside light, gated pathway to the side of the house leading through to the rear garden.

**GARAGE**

A prefabricated concrete sectional garage with twin outer doors, side door, single glazed window, power and light installed.

**REAR GARDEN**

To the rear is a large fully enclosed lawn garden with extensive brick paved patio area extending across the rear elevation of the house with outside security light and tap, outside power point.

**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. Aber Crescent will be found towards the far end of the road on the right hand side.

**AGENTS NOTES****TENURE**

Understood to be Freehold

**COUNCIL TAX**

Flintshire County Council - Tax Band D

**PRIORITY INVESTOR CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**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