

10 Milford Street, Mold, CH71NF

Cavendish

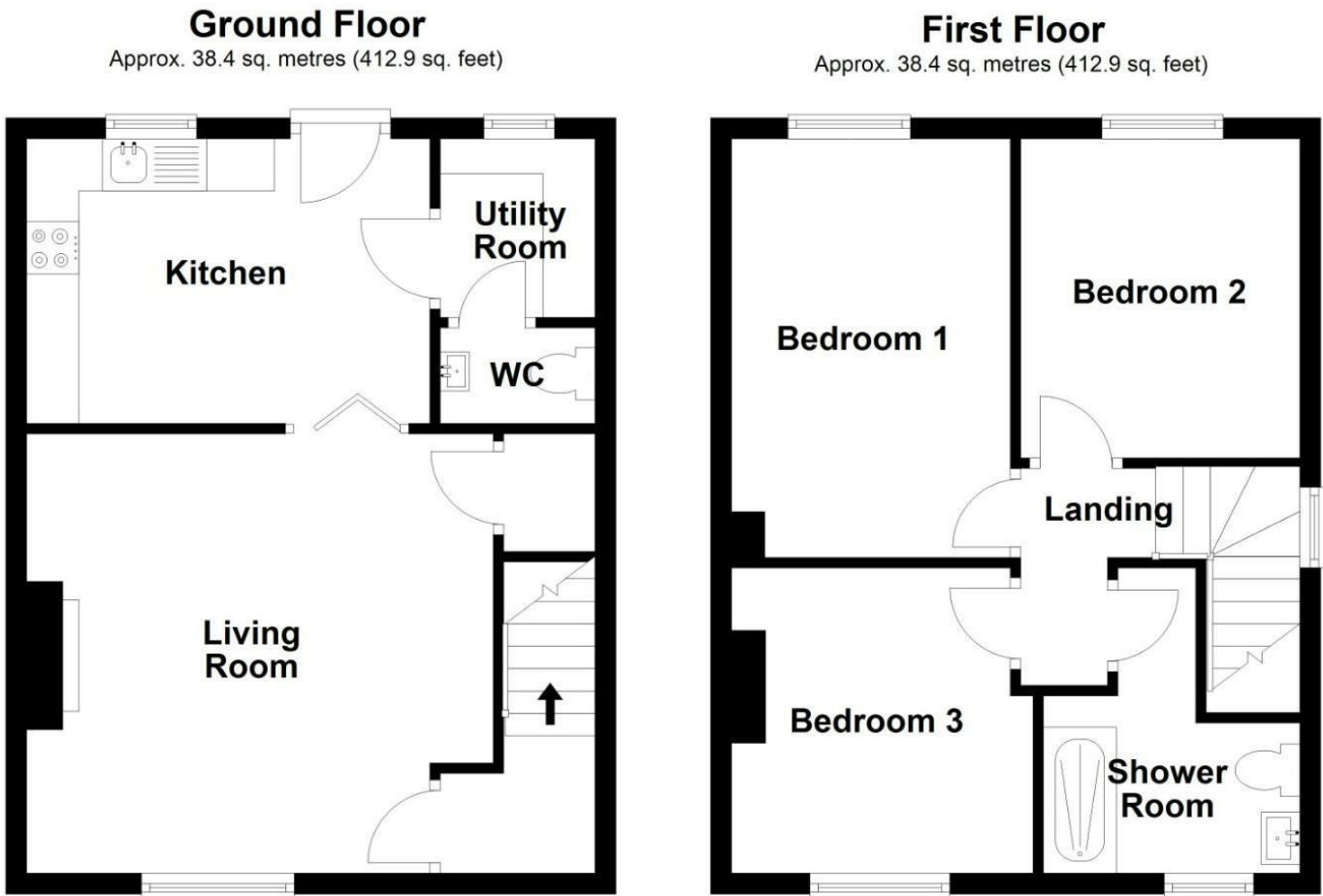
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH71AZ

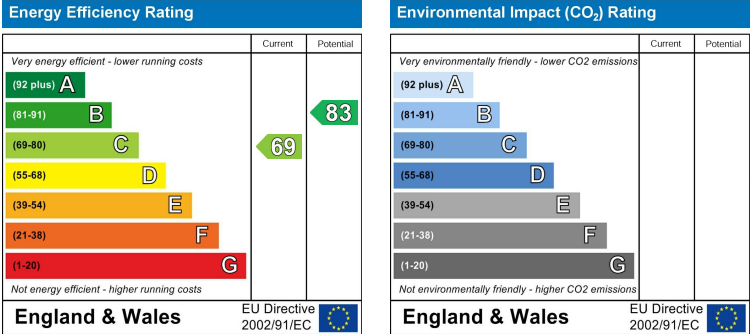
Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Total area: approx. 76.7 sq. metres (825.9 sq. feet)



10 Milford Street  
Mold,  
CH71NF

Price  
£190,000

This charming three-bedroom semi-detached home on Milford Street combines traditional character with contemporary updates. The ground floor offers a cosy living room with a wood burner, an open kitchen/diner with integrated appliances, a utility room, and a convenient downstairs WC. Upstairs, three well-proportioned bedrooms and a stylish family bathroom provide flexible accommodation. Externally, the property features a neat shingle front garden, on-street parking, and a two-tiered rear garden with Deck seating area, lawn, and storage. Located within walking distance of Mold town centre, this home is perfect for modern family living.

**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

The property forms part of an established residential area occupying a very convenient position in the heart of the town. Mold High Street is within a short walk of the development with a comprehensive range of shops catering for most daily needs and a popular twice weekly street market. The Post Office, Library and Doctors' Surgeries are all located nearby.

10 Milford Street – Three-Bedroom Semi-Detached Home in the Heart of Mold

Set on a quiet residential street just a short walk from Mold's bustling town centre, 10 Milford Street combines classic charm with thoughtful modern updates. A neat front garden dressed in black shingle leads up a set of steps to the handsome black UPVC entrance door. On-street parking is available immediately outside, and secure side access takes you around to the private rear garden.

Stepping through the front door, you arrive in an inviting hallway laid with warm wood flooring. Under-stair storage keeps belongings neatly stowed away, while a staircase rises to the first floor. To your left, the living room is bathed in natural light from a large front-facing window. Rich wood flooring underfoot and a wood-burning stove set on black-tiled hearth beneath a timber mantle create a wonderfully cozy atmosphere. A simple pendant light and a radiator with cover complete this relaxing family space.

Beyond folding wooden doors lies the open kitchen and dining area, where sleek black floor tiles contrast beautifully with wood wall and base units. Integrated appliances include a fridge-freezer, electric hob and oven beneath a stainless-steel extractor, and plumbing for a dishwasher. Checker-board splashbacks add a playful touch, and a UPVC door with frosted glass opens to the sunlit rear garden. A handy utility room sits just off the kitchen, fitted with matching white units, a worktop, and the Worcester boiler; it also provides access to the downstairs WC, which features tiled floors, a pristine white suite, and a frosted rear window for privacy.

Upstairs, the landing—brightened by a side window—gives access to three generous double bedrooms, each neutrally decorated with carpet underfoot and fitted with radiators and light pendants. The primary suite overlooks the rear garden, while the other two bedrooms enjoy views. A recently renovated family bathroom completes the layout, boasting grey floor tiles with electric underfloor heating, marble-effect wall tiles, a spacious walk-in shower with matte-black fittings, and a floating vanity unit beneath a lighted medicine cabinet.

Outside, the rear garden unfolds over two levels. Concrete steps lead up to a decked seating area, ideal for summer barbecues. Beyond, a straight stone walkway takes you to a neatly kept lawn bordered by two timber garden sheds—perfect for storage or a weekend workshop. This delightful home offers quiet, central living in Mold, ready for its next family to make it their own.

ENTRANCE HALL

LIVING ROOM

4.24m x 4.47m (13'11" x 14'8")



UTILITY ROOM

1.68m x 1.50m (5'6" x 4'11")



DOWNSTAIRS WC



DINING KITCHEN

3.84m x 2.72m (12'7" x 8'11")



LANDING

BEDROOM 1

4.37m x 2.74m (14'4" x 9'0")



BEDROOM 2

2.95m x 2.84m (9'8" x 9'4")



BEDROOM 3

3.05m x 2.69m (10'0" x 8'10")



SHOWER ROOM



OUTSIDE FRONT



OUTSIDE REAR



DIRECTIONS

From the agents Mold office proceed up the High Street, through the traffic lights and up the hill. On passing St. Marys Church take the next right on to Milford Street and the property will be found on the left.

TENURE

Understood to be Freehold

COUNCIL TAX

\* Council Tax Band C - Flintshire County Council.

AGENT'S NOTES

- \* The gas central heating boiler was installed in 2024, and has a British Gas warranty.
- \* The bathroom has electric underfloor heating.

VIEWING

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

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

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.

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.

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