



**13 Albert Street, Leeswood, Mold,  
Flintshire, CH7 4SG**

**£140,000**

 2  1  2  D

**EPC - D59**

**Council Tax Band - B**

**Tenure - Freehold**

# Albert Street, Mold

## 2 Bedrooms - House - Semi-Detached

AVAILABLE WITH NO ONWARD CHAIN & VACANT POSSESSION ! This two bedroom end terraced house is located in the semi rural location of Leeswood . The property briefly comprises; Living room, Dining room, Kitchen, Boot room, Bathroom, Two generous bedrooms a rear garden which is mostly laid to lawn and has a shared access to the front of the property. EPC Rating: TBC. Council Tax Band-B Tenure- Freehold



### Accommodation

The property is accessed via a composite door

### Living Room

12'10" x 12'0" (3.93 x 3.67)

Spacious room with beamed ceiling, picture rail, brick built fireplace and recesses with quarry tiled hearth and living flame electric log fire, radiator, electric meter cupboard with consumer unit, power points, uPVC double glazed window to the front elevation and glazed timber doorway through to:

### Dining Room

12'10" x 8'0" (3.93 x 2.45)

With power points, radiator, stairs off to the first floor with storage space beneath and uPVC window to the rear elevation. Doorway leading to:

### Kitchen

8'4" x 6'10" (2.55 x 2.10)

With tongue and groove effect ceiling, vinyl flooring, ample wall and base units, to include a four ring electric hob, under counter electric oven with extractor above, space and plumbing for a washing machine, stainless steel sink and drainer with taps and uPVC window overlooking the rear garden. Composite part glazed door leading to the rear elevation.



### Landing

With doors leading off to:

### Bathroom

9'1" x 6'0" (2.79 x 1.84)

With uPVC window to the front elevation and fitted with a three piece suite to include a pedestal wash basin with taps, shelving over, W.C, radiator, panelled bath with electric shower over and glass screen and laminate flooring.



### Bedroom One

12'0" x 7'10" (3.68 x 2.39)

With a uPVC window to the front elevation, storage cupboard, additional storage and hanging space, radiator and power points.

## Bedroom Two

10'1" x 7'10" (3.08 x 2.4)

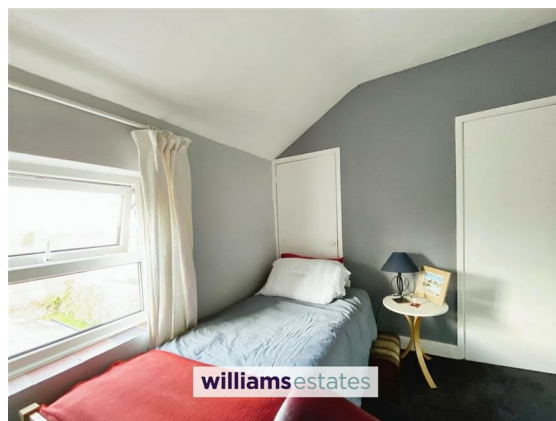
With uPVC to the rear elevation, storage cupboard and radiator.

## Outside

Externally this property comprises of a shared access pathway for joint access. The rear garden offers a patio area and good sized lawned garden, which is enclosed having timber fencing along. Also brick outbuilding which houses the combination central heating and hot water boiler.

## Directions

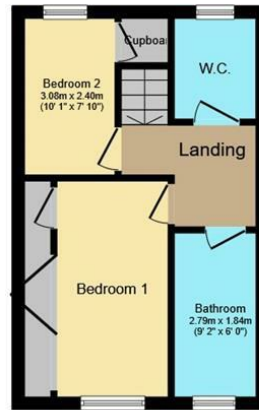
From our Mold Office turned left to the traffic lights. Turn left onto Wrexham Street and upon reaching the roundabout take the third exit. After approximately 1/3 mile take the first right hand turning signposted for Leeswood. Follow the road over the bridge and up the hill and into Leeswood and continue through the village centre. After you have passed the Prince of Wales Inn, continue until you take a right onto Albert Street where the property can be found.





### Ground Floor

Floor area 37.2 m<sup>2</sup> (401 sq.ft.)



### First Floor

Floor area 25.3 m<sup>2</sup> (272 sq.ft.)

**TOTAL: 62.5 m<sup>2</sup> (673 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
**01352 372111**

**Mold@williamsestates.com**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.