

**11 Albert Street, Leeswood, Flintshire,
CH7 4SG**

£145,000

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EPC - D67

Council Tax Band - C

Tenure - Freehold

Albert Street, Leeswood

2 Bedrooms - House

Introducing this charming two-bedroom, end-terraced house located on Albert Street in the delightful village of Leeswood, Mold. Available with no Onward Chain. Having two well-appointed bedrooms, there is ample space for a small family or those looking for a guest room or home office. The property also benefits from a delightful, low maintenance garden to the rear.

EPC-D 67 Tenure Freehold. Council Tax Band-C



Accommodation

The property is accessed via a uPVC double glazed door.

Living Room

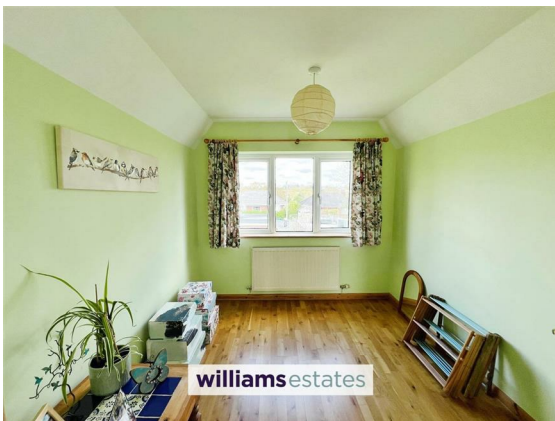
20'8" x 13'1" (6.3 x 4.0)

Having lighting, power points, radiator, double glazed uPVC window overlooking the front elevation, internet access point, under stairs storage cupboard, and a timber door leading into the kitchen.

Kitchen

10'3" x 9'2" (3.14 x 2.8)

Having stainless steel sink with taps over, uPVC double glazed window overlooking the rear elevation, lighting, power points, void for fridge/freezer, electric oven with four ring hobs and extractor fan over, void and plumbing for washing machine, gas boiler, radiator, and a uPVC double glazed door leading to the rear elevation.



Bedroom One

13'5" x 12'9" (4.1 x 3.9)

Having lighting, radiator, real oak flooring, double glazed uPVC window overlooking the front elevation, built-in cupboard space and a loft access hatch.

Bedroom Two

9'2" x 8'6" (2.8 x 2.6)

Having lighting, radiator, real oak flooring, power points, loft access hatch and a double glazed uPVC window overlooking the rear elevation.



Bathroom

9'2" x 6'2" (2.8 x 1.9)

Having lighting, double glazed uPVC window to the rear elevation, real oak flooring, hand wash basin with stainless steel taps over, radiator, W.C., bathtub with stainless steel taps over, partially tiled walls, and a shower enclosure with a wall mounted shower and shower head.

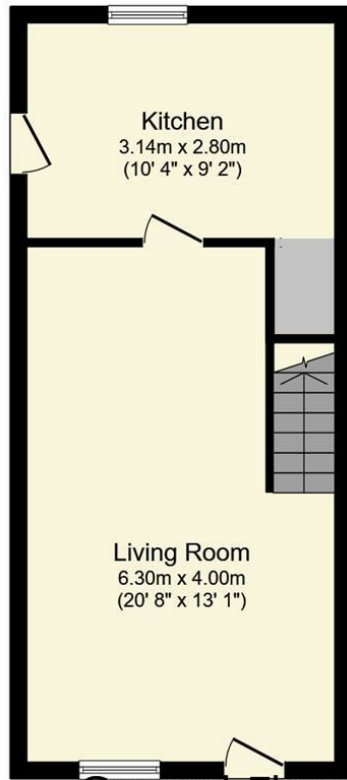
Outside

The front of the property offers space for off road parking. The rear of the property is mainly laid to lawn and is bound by timber fencing. There is also a paved patio section which is ideal for alfresco dining.

Directions

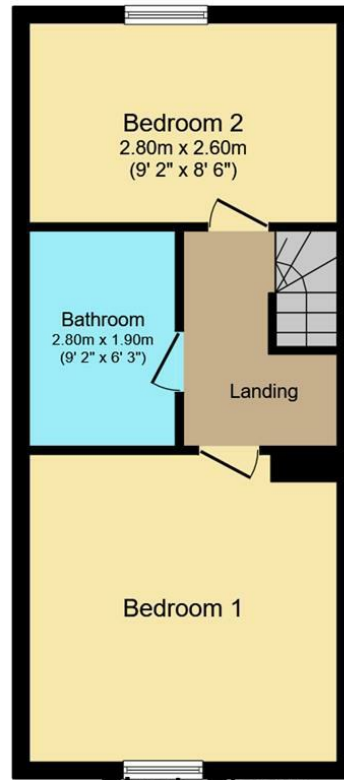
From our Mold Office turned left to the traffic lights. Turn left onto Wrexham Street and upon reaching the roundabout take the third exit. After approximately 1/3 mile take the first right hand turning signposted for Leeswood. Follow the road over the bridge and up the hill and into Leeswood and continue 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 38.4 m² (413 sq.ft.)



First Floor

Floor area 38.4 m² (413 sq.ft.)

TOTAL: 76.8 m² (827 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.