



**25 Queens Park, Mold, CH7 1TG**

**£140,000**

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**EPC - C71 Council Tax Band - C Tenure - Freehold**

# Queens Park, Mold

## 3 Bedrooms - House

\* NO ONWARD CHAIN \*Welcome to this fantastic property located in the historic market town of Mold. This practical three-bedroom mid-terrace house is perfect for a first-time buyer/investor looking to settle down in a peaceful and welcoming community. The property briefly comprises of a living room, kitchen, versatile playroom/sunroom to the rear, three bedrooms and a bathroom. There is also a good size garden to the rear. Internal viewing highly recommended! Tenure: Freehold. Council Tax Band: C. EPC Rating: 71 C.



### Accommodation

uPVC double glazed door leads into:

### Entrance Hall

With power points, radiator and doors off.

### Living Room

15'8" x 10'9" (4.8 x 3.3)

With radiator, power points, T.V aerial and uPVC window to the front elevation.

### Kitchen

15'5" x 9'10" (4.7 x 3)

With a range of wall, drawer and base units with worktops over, integrated electric oven with electric hob over and extractor fan, plumbing for a washing machine and dishwasher, radiator, power points, under stair storage uPVC window to the front elevation and rear elevation and uPVC partially obscure door leading into :



### Sitting Room/ Dining Room

17'8" maximum x 8'10" (5.4 maximum x 2.7 )

With uPVC windows to the rear and side elevations, vinyl flooring, power points and uPVC door leading onto the rear.

### Stairs/Landing

With power point, loft access hatch and doors off.

### Bedroom 1

16'0" x 9'2" (4.9 x 2.8)

With inbuilt cupboards, radiator, power points, uPVC window to the front elevation and further uPVC overlooking the rear elevation.

### Bedroom 2

10'5" x 9'2" (3.2 x 2.8)

With power points, radiator and uPVC to the front elevation with views of the hillside.

### Bedroom 3

10'5" x 6'2" (3.2 x 1.9)

With uPVC window to the rear elevation, radiator, power points and mounted central heating boiler.



## Bathroom

With uPVC obscure window to the front elevation, floor to ceiling tiled walls, bath with stainless steel taps, wall mounted electric shower, pedestal wash basin with stainless steel taps, W.C and radiator.

## Outside


The front elevation is approached via a tarmacadam driveway for off street parking. The rear garden is laid to lawn and bound with timber fencing.

## Directions

Head north on Park Avenue towards High street/A5119. Then, turn right onto high Street/A5119 and continue to follow A5119. Turn left onto Clayton Road. Continue on Clayton Road until you reach the property.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

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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.