



**69 St. Peters Park, Northop, Mold,
Flintshire, CH7 6DS**

£385,000

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EPC - C69

Council Tax Band - F

Tenure - Freehold

St. Peters Park, Mold

3 Bedrooms - House

Within St. Peters Park in Northop, Mold, this delightful three-bedroom detached property is a perfect family home. The property boasts a unique open-plan L-shaped kitchen that seamlessly transitions into a cosy sitting area, perfect for entertaining guests or enjoying family meals. In addition to the spacious living room, this property offers the convenience of off-road parking, complete with a garage and workshop room, providing ample space for storage or DIY projects. One of the standout features of this lovely home is the stunning rear views overlooking scenic fields, creating a peaceful and serene atmosphere for relaxation. With its blend of modern living spaces and scenic surroundings, this property in St. Peters Park is sure to capture the hearts of those seeking a comfortable home. EPC Rating - 69C. Tenure - Freehold. Council Tax - F



Accommodation

A double glazed panelled composite front door leading into:

Reception Hall

Double radiator, parquet flooring and turn stairs leading off.

Cloakroom

W/C, wash basin in storage unit, tiled flooring and a double glazed window to the front.

Living Room

22'6" x 12'0" (6.87 x 3.68)

Parquet flooring, wood burner recessed into the wall with a granite hearth, double radiator, UPVC double glazed boxed bay window to the front.

Kitchen/Sitting Room

24'5" x 22'3" (7.46 x 6.8)

Being open plan with the Kitchen leading to the Sitting Room.

Having a central sitting breakfast bar island, one and a half bowl single drainage sink, mixer tap, base units and drawers beneath, wall units over, under unit lighting, four ring induction hob with extractor hood above, integrated dishwasher, glazed display unit, space for tall standing fridge freezer, Neff integrated oven, integrated microwave, tall standing larder units with pull out shelving, low voltage down-lights, double radiator, tiled flooring that continues into the sitting room. This includes UPVC double glazed double doors opening to the garden, double glazed roof light for additional lighting, double radiator, another door leading to:

Utility

25'3" x 4'11" (7.7 x 1.5)

Worktops with drawers and base units beneath, wall units over, plumbing for washing machine, space for condensing dryer, one and a half bowl single drainage sink with mixer tap, radiator, double glazed window to the front, double glazed door to the rear.



Landing

Double glazed window to the side, hinged loft access hatch.

Bedroom 1

13'9" x 11'9" (4.2 x 3.6)

Radiator, built-in wardrobe, double glazed window to the rear overlooking garden and open fields.

Bedroom 2

13'9" x 10'5" (4.2 x 3.2)

Radiator, built-in wardrobe, double glazed window to the front overlooking front garden.

Bedroom 3

10'4" x 8'8" (3.16 x 2.65)

Radiator, built-in wardrobe, double glazed window to the rear.

Bathroom

10'5" x 7'6" (3.2 x 2.3)

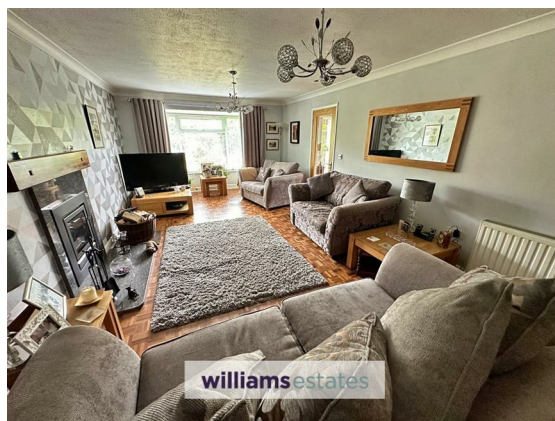
Double ended bath with mixer tap and detachable shower head, large corner shower enclosure, wash basin, in-fitted furniture, W/C, radiator, tiled flooring, double glazed window to the side.

Outside

Wide driveway providing off-road parking for three vehicles, front garden has a grass lawn, surrounding mixed borders, gates leading to the side with further parking area, rear garden again is lawned with well stocked mixed borders, patio area, low hedge overlooking the field beyond.

Directions

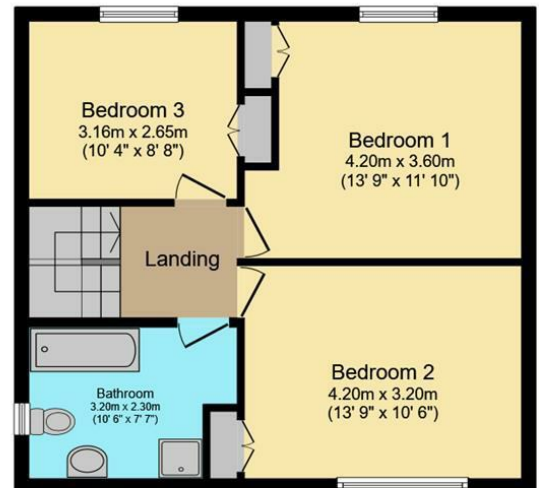
From the Chester office, head north-east on Chester St/A5119. Then, at the roundabout, take the first exist onto Lead Mls/A541. At the roundabout, take the 4th exit onto King St//A5119. Turn left to stay on A5119 and then turn left again onto St. Peter's Park - turn right to stay on this park and the destination will be on the right.





Ground Floor

Floor area 111.4 m² (1,199 sq.ft.)



First Floor

Floor area 51.7 m² (556 sq.ft.)

TOTAL: 163.1 m² (1,755 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	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	69
(55-68) D	
(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.