

**38 Highfield Avenue, Mynydd Isa, Mold,
CH7 6YB**

£240,000

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EPC - C69

Council Tax Band - D

Tenure - Freehold

Highfield Avenue, Mold

3 Bedrooms - House

*** NO ONWARD CHAIN AND VACANT POSSESSION *** In need of some cosmetic enhancements, this detached family house is set on a corner plot with lawned gardens in the favoured Mynydd Isa and offers off road parking and garage. The accommodation comprises of a good sized living room with dining area off, kitchen, three bedrooms, bathroom and separate W.C. Added benefits of a new roof, chimney rebuilt, eaves protection trays and downpipes being fitted February 2024 and replacement window and doors, being Rock doors approx 2023. EPC rating C69 - Tenure Freehold - Council Tax Band - D



Accommodation

Rock composite front door with double glazed panel to either side opening into

Entrance Hall

13'1" x 5'10" (4.0 x 1.8)

With gas meter cupboard, electric trip switches, double radiator and stairs leading off.

Open Plan Living Room and Dining Room

24'8" x 11'3" maximum 8'11" minimum (7.53 x 3.43 maximum 2.72 minimum)

A good sized room with wall hung gas fire with polished granite front, radiator, uPVC windows to both front and rear.

Kitchen

10'11" x 8'2" (3.337 x 2.51)

With worktops with drawers and base units beneath, wall units above, one and a half single drainer sink with mixer tap, tiled splash backs, gas cooker point, wall mounted Worcester central heating boiler, double radiator, uPVC double glazed windows to the side and rear elevations and Rock composite double glazed door to the rear.

Landing

Stairs from the Entrance Hall leads to the landing with loft access hatch and uPVC window to the side elevation.

Bedroom One

12'5" x 10'0" maximum 10'5" minimum (3.8 x 3.05 maximum 3.2 minimum)

With radiator and uPVC double glazed window to the front elevation.

Bedroom Two

11'9" x 8'11" (3.6 x 2.74)

With radiator and uPVC double glazed window to the rear.

Bedroom Three

8'8" x 7'3" (2.65 x 2.23)

With radiator, storage cupboard over the staircase and uPVC double glazed window to the front elevation.



Bathroom

6'0" x 5'2" (1.83 x 1.6)

With panelled bath having shower over, pedestal washbasin, radiator and uPVC double glazed window to the rear.

Separate W.C

6'0" x 2'8" (1.83 x 0.83)

With low flush W.C and uPVC double glazed window to the side elevation.

Outside

Standing on a large corner plot providing off road parking for two vehicles to the front elevation and leads to a garage and small front lawned garden. There is also a side lawned garden bound with hedging and to the rear a further lawned garden bound by red brick walling and timber panel fencing

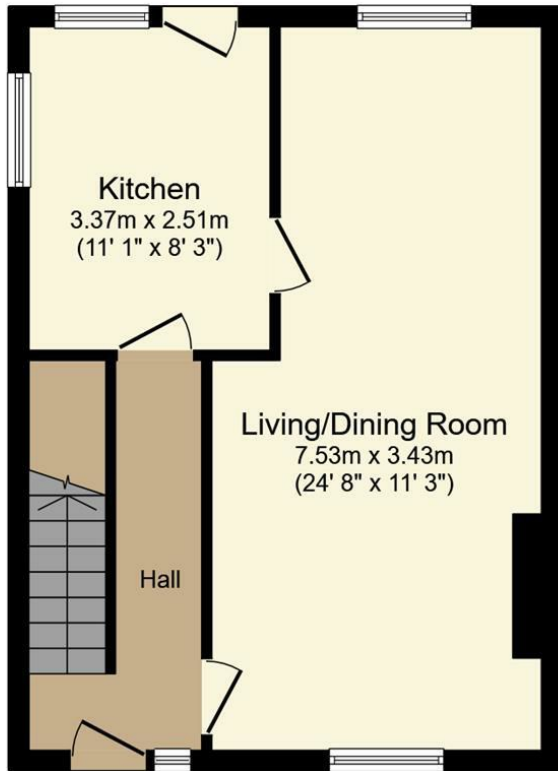
Garage

Wider than average with up and over door, additional Rock composite personal doors to both front and rear

Directions

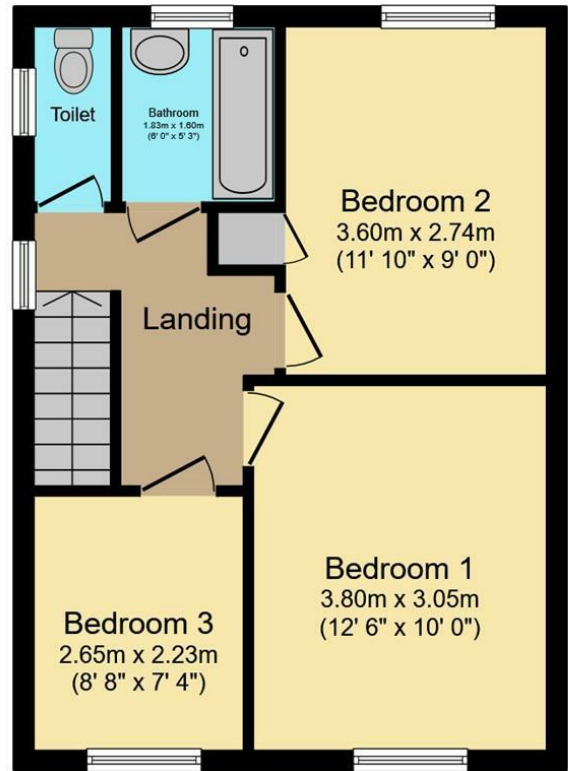
From our Mold office, turn right and proceed to the roundabout. Take the second exit off onto Chester Road and continue along to the next roundabout, taking the second exit off onto Mold Road. Continue along to Mynydd Isa and turn left onto Park Avenue. Continue the road along onto Highfield Avenue where the property can be seen on the right hand side, by way of our For Sale Board.





Ground Floor

Floor area 40.1 sq.m. (432 sq.ft.)



First Floor

Floor area 40.1 sq.m. (432 sq.ft.)

TOTAL: 80.3 sq.m. (864 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.