



## 8 Mill Terrace Denbigh Road, Hendre, Mold, Flintshire, CH7 5QG

**£105,000**

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**EPC - F34**

**Council Tax Band - C**

**Tenure - Freehold**



# Denbigh Road, Mold

## 2 Bedrooms - House - Terraced

A two-bedroom terraced house ideal for Investors or First Time Buyers! Briefly comprising of an entrance porch, lounge, kitchen, downstairs shower room, and two good sized bedrooms. There is also a good size garage at the property offering ample storage. Located in Hendre, on the outskirts of the historic market town of Mold, Flintshire. Internal viewing is recommended as the property is need of modernisation. Tenure: Freehold. Council Tax Band: C. EPC Rating: TBC. VACANT POSSESSION/NO ONWARD CHAIN.



### Accommodation

Entrance is via a uPVC front door leading into the:

### Entrance Porch

Leading into the:

### Lounge

12'1" max x 13'1" max (3.7m max x 4.0m max)  
Having lighting, a feature fireplace with open hearth for an open fire, electric radiator, beamed ceiling, uPVC window overlooking the front elevation, internet access point, power points, cupboard housing the electric metre.

### Kitchen

Having lighting, power points, uPVC window overlooking the rear elevation, stainless steel sink with taps over, void for under counter fridge/freezer, void and plumbing for washing machine/dishwasher, range of wall, drawer and base units with complimentary work surfaces over, leading into the:

### Rear Porch

Having lighting, access to the shower room off, uPVC window, and door to the rear of the property.

### Downstairs Shower Room

5'6" x 3'3" (1.7m x 1.0m)  
Tiled walls, shower cubicle, low level flush toilet, handbasin, uPVC window to the rear elevation and walk mounted radiator.

### Stairs to First Floor

Having doors off.

### Bedroom One

12'1" x 12'5" (3.7m x 3.8m)  
Having lighting, two uPVC windows overlooking the front elevation, power points, access to the loft, and closed decorative fireplace.

### Bedroom Two

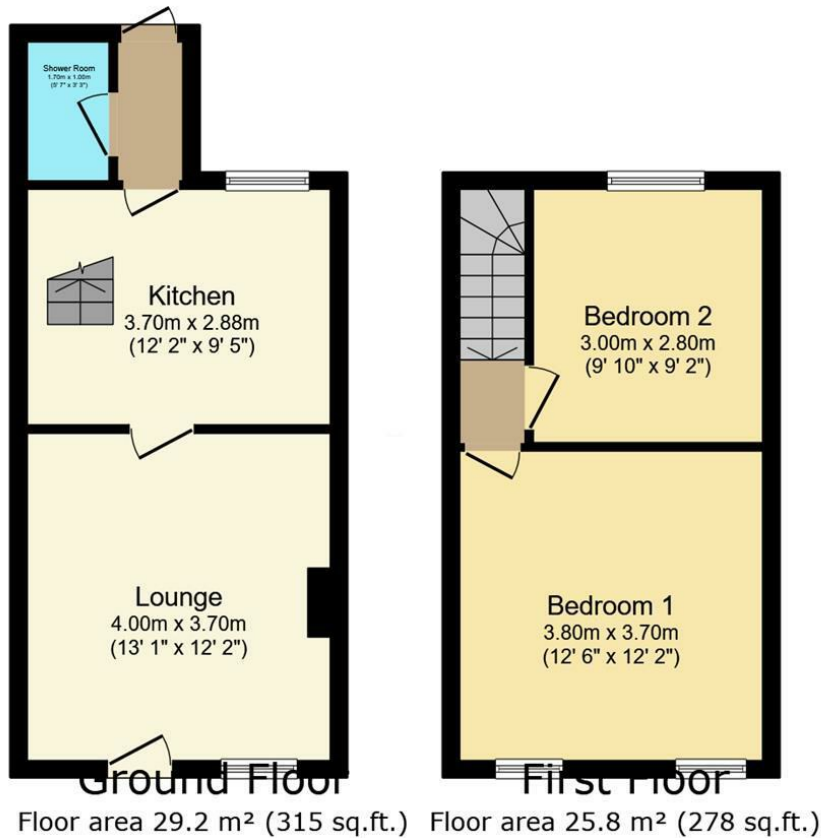
9'10" x 9'2" (3.0m x 2.8m)  
Power points, lighting, hand basin with taps over, uPVC window to the rear elevation, and electric radiator.

### Outside / Garage



Having an up-and-over garage - this is of good size, measuring 2.7m x 4.8m. The rear also offers a parking area for approximately one/two vehicles.





**TOTAL: 55.1 m<sup>2</sup> (593 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>34</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.