



**2 Newton Close, Northop Hall, Mold,
Flintshire, CH7 6YX**

£265,000

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EPC - C69 Council Tax Band - D Tenure - Freehold

Newton Close, Mold

4 Bedrooms - House

A four bedroom extended semi-detached house, perfect for families. Having a downstairs W.C., Living Room, Dining Room, Conservatory, Kitchen, Playroom, Utility Room, four Bedrooms, and Garage. Situated in the desirable area of Northop Hall, Flintshire, internal viewing is highly recommended for this property. The rear garden is low maintenance and is ideal for alfresco dining/entertaining guests, while the front has parking spaces for multiple vehicles. Tenure: Freehold. Council Tax Band: D. EPC Rating: 69 C.



Accommodation

Entrance is via a UPVC double glazed door.

Downstairs W.C.

5'2" x 2'7" (1.6m x 0.8m)

Living Room

13'5" (w) x 17'8" (l) (4.1m (w) x 5.4m (l))

Having a UPVC window, power points, T.C. access point and lighting.

Dining Room

9'10" (w) x 12'5" (l) (3.0m (w) x 3.8m (l))

Having a radiator, lighting and sliding door leading into the Conservatory.

Conservatory

9'2" (w) x 10'5" (l) (2.8m (w) x 3.2m (l))

Being a good size, having a UPVC door which leads to the rear.

Kitchen

9'10" (w) x 9'10" (l) (3.0m (w) x 3.0m (l))

Having lighting, wall, drawer and base units with worktops over, void and plumbing for under counter appliance, integrated oven with electric stove over, stainless steel sink with taps over.

Playroom

6'6" (w) x 15'5" (l) (2.0m (w) x 4.7m (l))

Having lighting, radiator and door leading to the rear.

Utility Room

6'10" (w) x 7'10" (l) (2.1m (w) x 2.4m (l))

Bedroom

13'1" (w) x 11'5" (l) (4.0m (w) x 3.5m (l))

Having lighting, power points and a UPVC window.

Front Bedroom (extended)

14'5" (w) x 9'0" (l) (4.4m (w) x 2.75m (l))

Having lighting, radiator, power points and a UPVC window.



Bedroom (rear)

13'1" (w) x 9'10" (l) (4.0m (w) x 3.0m (l))
Having lighting, power points, radiator and a UPVC window.

Extended bedroom

6'6" (w) x 14'5" (l) (2.0m (w) x 4.4m (l))
Having lighting, radiator, power points and a UPVC window.

Bathroom

6'6" (w) x 5'6" (l) (2.0m (w) x 1.7m (l))
Having a bath with stainless steel taps over, obscure UPVC window, W.C., vanity unit with hand wash basin over and taps over, tiled floor and lighting.

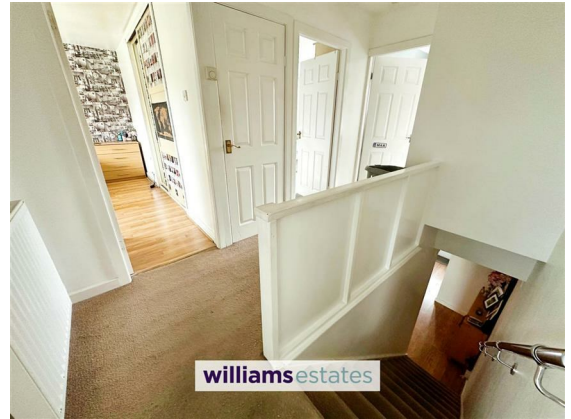
Outside

To the rear, the garden is mainly paved for ease of maintenance and there is a large area of artificial grass.

To the front, there is a spacious driveway which offers off-road parking for multiple vehicles.

Directions

1. ****Start on Chester Street, Mold****: Head southwest on Chester Street (B5444).
2. ****At the roundabout****, take the second exit onto the A5119 (New Street).
3. ****Follow the A5119**** for about 2 miles until you reach the roundabout with the A55.
4. ****Take the third exit onto the A55**** towards Conwy/Queensferry.
5. ****After about 1 mile****, take the exit for Northop Hall (B5125).
6. ****Turn left onto the B5125**** and follow the road for about 1.2 miles.
7. ****Turn left onto Llys Ben**** (near the New Inn).
8. ****Turn right onto Newton Close****, and you will find 2 Newton Close on your left.





Ground Floor

Floor area 83.6 m² (900 sq.ft.)



First Floor

Floor area 62.9 m² (677 sq.ft.)

TOTAL: 146.6 m² (1,578 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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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.

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