



**1 Glyndwr High Street, Northop,
Flintshire, CH7 6BH**

£199,950

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EPC - D58 Council Tax Band - D Tenure - Freehold

High Street, Northop

3 Bedrooms - House - Terraced

**** NO ONWARD CHAIN****

A wonderful three bedroom mid terraced cottage, located within the sought after village of Northop. This charming, character property offers a gorgeous living room, which possesses a feature brick inglenook fireplace, a stunning kitchen diner, three bedrooms (over two floors), family bathroom and plenty of internal storage. There is also a highly convenient outbuilding which could be converted into a home gym/study. Northop is situated circa three miles away from the historic market town of Mold. Positioned close to the A55/A494 road networks, areas such as Chester, Liverpool and Broughton can be easily accessed. Internal viewing is highly recommended, with the property benefiting from gas central heating and uPVC double glazing throughout!

Council Tax Band: D. Tenure: Freehold. EPC Rating 58 D.



Accommodation

Entrance is via a uPVC double glazed door with a decorative panel. Leading into the:

Living Room

12'9" x 12'9" (3.9m x 3.9m)

Having a double glazed uPVC window to the front elevation, doubled panelled radiator, inglenook fireplace upon a quarry tiled hearth with open fire (not in use), built in cupboard housing the gas meter, beamed ceiling and wall light points.

Inner Hallway

Having a stair case rising to the first floor landing, and a built in storage cupboard.

Kitchen Diner

13'5" x 11'9" (4.1m x 3.6m)

Having wall and base units with complementary worktops over, inset one and a half bowl stainless steel sink with mixer tap, integrated electric oven with four ring hob and extractor fan over, integral dish washer, splash back tiling, built in cupboard for storage, cupboard housing a Valiant boiler, beamed ceiling, vinyl flooring, double radiator, uPVC double glazed window to the rear elevation and a double glazed uPVC door which leads to the rear courtyard.



Storage / Utility Room

Having base units with complimentary worktops over, void for fridge freezer, void and plumbing for a washing machine.

First Floor Landing

The first floor landing has lighting, a radiator and doors off. There is also feature bare wood panelling.

Bathroom

6'6" x 7'6" (2.0m x 2.3m)

A large sized bathroom with a three piece suite which comprises of a corner bath with shower over and shower screen across, low flush W.C., radiator, pedestal hand wash basin with taps over, fully tiled walls, vinyl flooring and a double glazed uPVC window to the rear elevation.



Bedroom

13'9" x 10'2" (4.2m x 3.1m)

Having a double glazed uPVC window to the front elevation, single panelled radiator, lighting, power points and a coved ceiling.

Bedroom

13'10" x 13'3" (4.23m x 4.05m)

Having a single panelled radiator, built in cupboard and a double glazed uPVC window to the rear elevation, lighting and power points.

Second Floor Accommodation

Bedroom

14'5" x 13'3" (4.41m x 4.05m)

Having uPVC windows to the front elevation, lighting, power points, galleried balustrade, beamed ceiling with restricted head height and a Velux window leading to a roof space.

Outside

To the front, the property is approached via the street and is accessed through a double glazed door. To the rear, there is a shared access brick paved courtyard which has right of way via a wooden panelled gate.

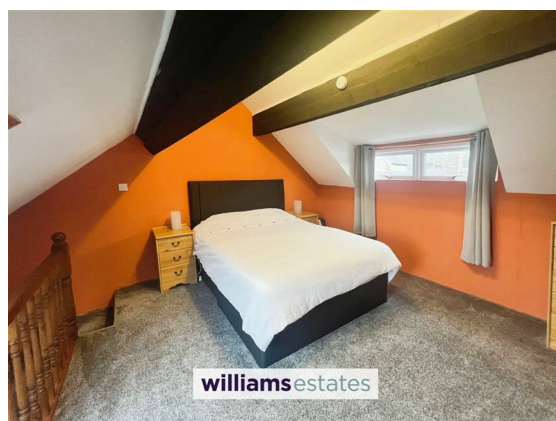
Outbuilding

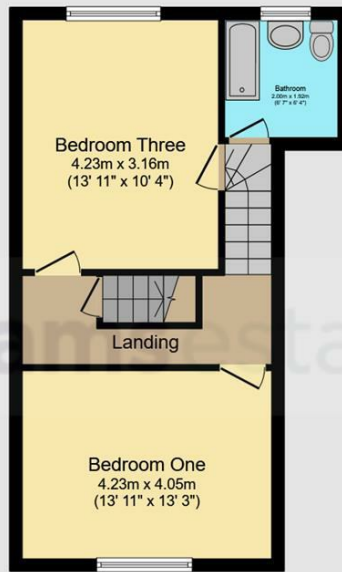
12'9" x 12'3" (3.9m x 3.74m)

Accessed via the courtyard, the outbuilding has lighting and power, and a brick fireplace. It would make a fantastic home gym or an office.

Directions

From the Agents Office in Mold continue down towards the roundabout and take the first exit onto Lead Mills. From here, proceed to the next roundabout where you will take the fourth exit onto King Street. Continue straight until you reach the traffic lights and then bear left onto Main Road. At the next set of traffic lights at the cross roads turn left onto High Street and the property can be found on the right hand side in approximately 120 yards.



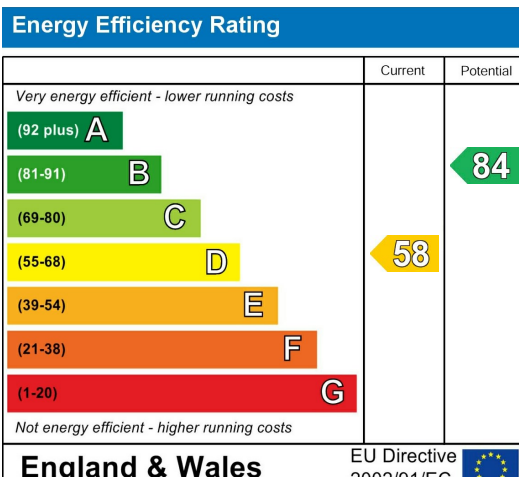


TOTAL: 95.6 m² (1,029 sq.ft.)

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.



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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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