



— REID & ROBERTS —

2 Village Road

Northop Hall, CH7 6HU

O.I.R.O £210,000



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Property Summary

Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this charming cottage located in the sought after village of Northop Hall. The property has been tastefully improved and decorated by the current owner making it 'move in' ready. Offering deceptively spacious accommodation, internal viewing comes highly recommended.

The well appointed accommodation affords Entrance Porch, Lounge, Dining Room, and Kitchen to the ground floor. To the first floor there are Three Bedrooms and a Family Bathroom. To the second floor there is a useful Loft room. Externally there is an enclosed South facing garden, Garage with mechanic pit and a good size storage shed. The property also benefits from gas central heating and double glazing.

The semi rural village of Northop Hall offers a local shop, primary school, community centre, tennis court, public house and public transport. The market town of Mold is close by and offers a wider range of amenities including both Welsh and English medium schools, twice weekly street market, theatre, recreational and sporting facilities and has excellent public transport links. The A55 and main motorway networks are within easy reach, making it accessible to the Towns and Centres of employment throughout North Wales and the North West region.

ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the front entrance.

Upvc door opens into:

Entrance Porch

With cupboard housing electric meter, oak flooring and double glazed window to the side elevation.

Door leading into:

Lounge

14'10 x 13'8 (4.52m x 4.17m)

Having pebble effect stainless steel electric fire with tiled hearth and extended plinths into alcoves to either side, coved ceiling, wall light points, TV aerial point, oak flooring, single panel radiator and double glazed window to the front elevation.

Dining Room

14'0" x 11'6" (4.27m x 3.53m)

With fitted multi fuel burner set on a quarry tiled hearth with white fire surround, telephone point, oak flooring, single panel radiator and double glazed window to the rear.

Open staircase leads to the first floor and door leading into:

Kitchen

9'6" x 8'2" (2.90m x 2.49m)

Fitted with range of wall, base and drawer units with complimentary black solid granite worktops over, one and a half stainless steel sink unit with mixer tap. Granite splashback and range of integrated appliances to include four ring gas hob with oven below and extractor hood over and dishwasher. Oak flooring, glazed display cabinet, double glazed window overlooking the rear elevation and Upvc door with frosted panel leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

Landing

With doors leading to all rooms and single panel radiator.

Bedroom One

13'3" x 10'10" (4.04 x 3.32)

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

Bedroom Two

9'11" x 7'11" (3.03 x 2.42)

With single panel radiator double glazed window to the side elevation.

Bedroom Three

7'11" x 6'5" (2.42m x 1.98)

Having Dado rail, single panel radiator and double glazed window to the rear elevation.

Family Bathroom

9'5 x 8'1 (2.87m x 2.46m)

A large modern bathroom fitted with a white suite comprising panelled bath with electric shower over, wash basin with cabinet beneath and low level flush W.C. Built in cupboard with shelving and housing central heating boiler, partial wall tiling, oak flooring, loft access point, single panel radiator and three double glazed windows to the side and rear elevation.

STAIRS FROM LANDING LEAD UP TO:

Tel: 01352 700070

Attic Room

13'8" x 8'0" (4.19m x 2.44m)

Exposed beams to ceiling (restricted head room) Velux sky light, recessed ceiling spotlights.

OUTSIDE

The front of the property is approached via a pathway leading to the front entrance. There is a slate chipping garden area with dwarf wall boundary. The South facing rear garden is fully enclosed and is mainly laid to lawn with a raised patio area perfect for Al fresco dining in the warmer months. The garden is bound by wood panelled fencing and has borders well stocked with a variety of shrubs and plants that offer a good degree of privacy. The garage has been converted to provide a useful work room/store and has power and light installed. A pathway leads down to a large purpose built shed.

EPC Rating - D

Council Tax - Band C

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the

most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for a member of our Sales Team to visit your property to give you an up to date market valuation free of charge with no obligation.

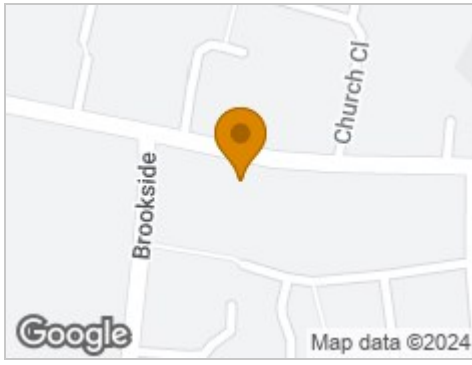
Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



Road Map



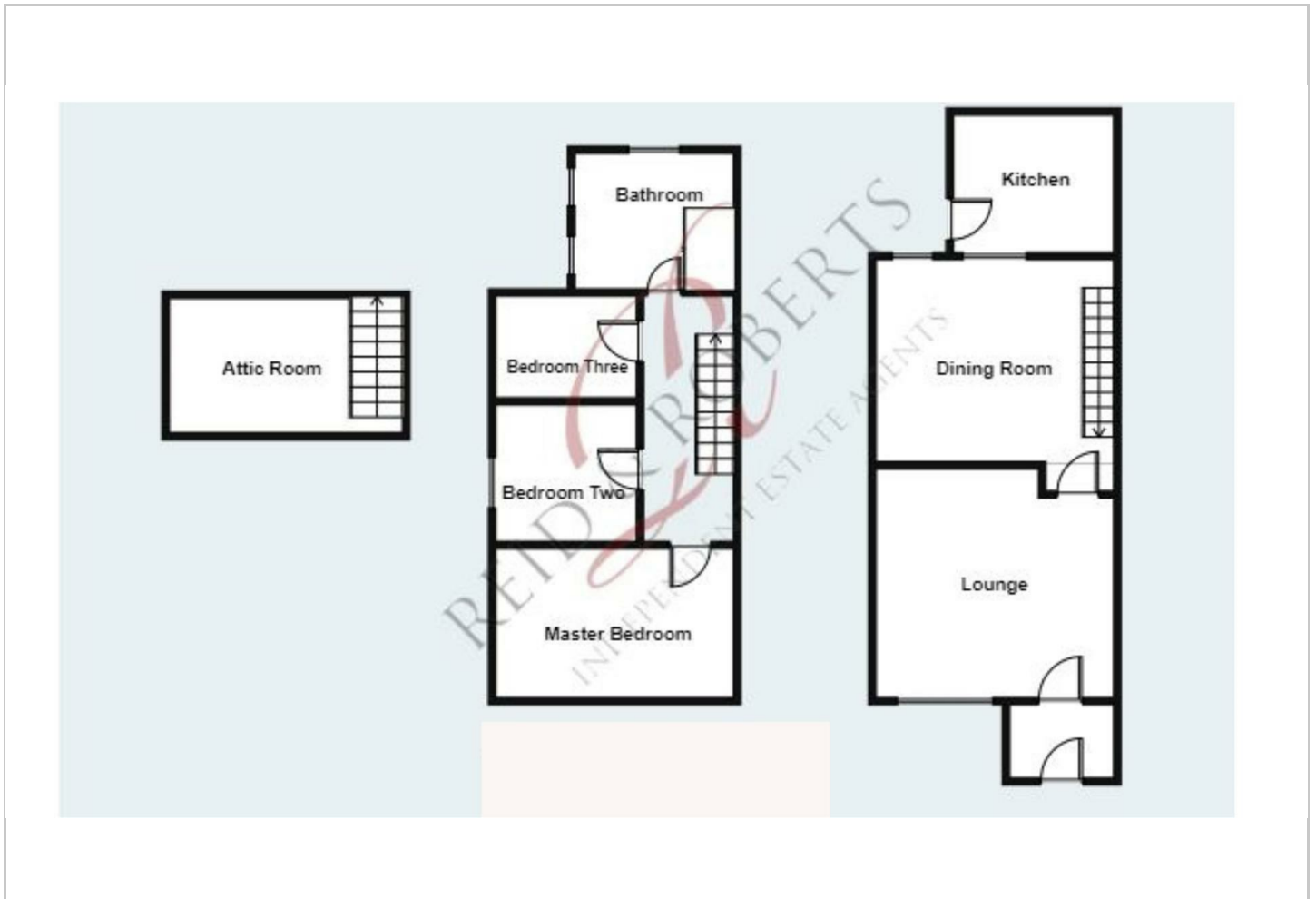
Hybrid Map



Terrain Map



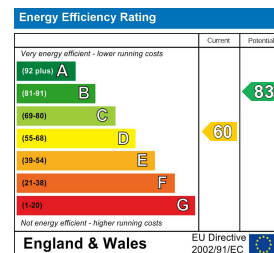
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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