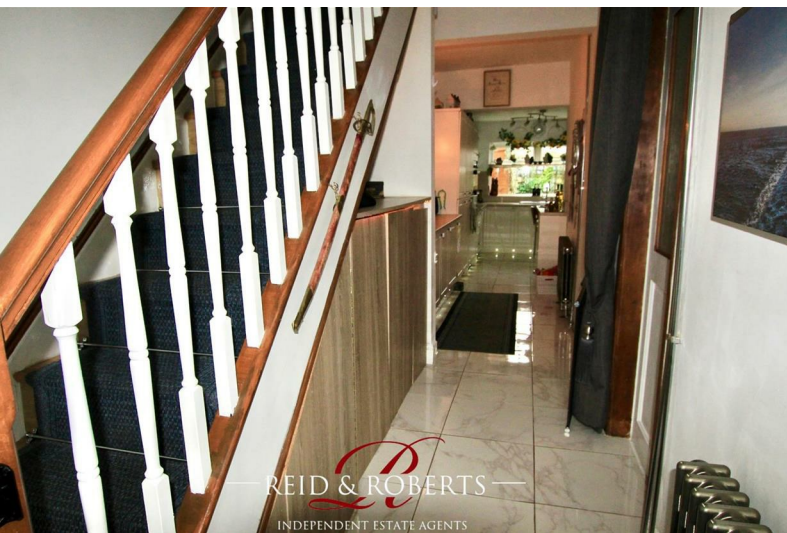




7 Cunliffe Street

Mold, CH7 1JD

£179,950



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Reception Hallway

Providing a warm welcome into this cosy property with tiled marble flooring, under stairs storage cupboards, stairs leading up to the first floor accommodation.

Door Leading into Lounge and Opening into:

Kitchen

21'3" x 9'10" (6.5m x 3.0m)

Fitted with modern wall, base and draw units and decorative glass fronted display units providing plenty of ample storage with granite effect work surfaces over, one and a half ceramic sink unit with mixer tap over and matching drainer, Under counter LED spotlighting . Feature Island with integral breakfast bar granite effect worktops over and cupboards providing ample storage. Integrated appliances to include; floor standing fridge freezer, electric oven with two ring induction hob above and extractor hood over. Void and plumbing for washing machine, splash back wall tiling, marble tiled flooring, textured ceiling, light point and double glazed window to the rear elevation.

Lounge/Dining Area

24'3" x 13'1" (7.4m x 4.0m)

An inviting cozy living space with a beautiful feature cast iron open fireplace with tiled hearth and wooden beam mantel. The room is well-lit with a double-glazed window to the front elevation and patio doors to rear elevation. With double-paneled radiator, T.V and aerial sockets, tiled flooring, ceiling light point and room for a dining table making this the perfect space for family entertaining.

Conservatory

9'2" x 7'6" (2.8m x 2.3m)

A tranquil space to get a away from the hustle and bustle of everyday life with patio doors providing access to the rear garden.

First Floor Accommodation

Landing

With loft access and doors leading off to:

Bedroom One

11'9" x 9'2" (3.6m x 2.8m)

A well designed space with fitted wardrobes within the recess of the chimney breast with hanging rails and fitted shelving. Upvc double glazed window to the front elevation, wood effect laminate flooring, ceiling light point and Feature fitted LED spotlighting within the skirting boards.

Bedroom Two

11'5" x 11'1" (3.5m x 3.4m)

With fitted wardrobes providing ample storage with hanging rails and fitted shelving. Upvc double glazed window to the rear elevation, wood effect laminate flooring, ceiling light point and Feature fitted LED spotlighting within the skirting boards.

Bedroom Three

7'10" x 7'6" (2.4m x 2.3m)

The current owners have cleverly maximized space by installing a fitted maisonette bed above the door creating a neatly organized area utilizing the space they had. With wood effect laminate flooring, upvc double glazed window to the front elevation and ceiling light point.

Bathroom

7'10" x 7'2" (2.4m x 2.2m)

A large bathroom fitted with a four piece suite comprising a panelled bath with taps over and shower head hand attachment, a separate shower cubicle with overhead shower and hand attachment, low flush W.C and sink unit set within vanity. Frosted double glazed window to the rear elevation, paneled radiator, tile effect vinyl flooring and fully tiled walls.

Outside - To the Front

To the front of the property you will find two allocated parking spaces for the property they are located directly opposite the front door.

Outside - To the Rear

To the rear you will find a rear private garden benefiting from

Tel: 01352 700070

artificial grass creating an easy maintenance garden space with wooden decking area allowing ample space where there is currently an additional wooden shed for extra storage. You will also find a wooden gate proving access to the polite parking which the vendors have used for the entirety on their time at the property to park their car.

EPC - TBC

Council Tax Band - C

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 Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For 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

Misrepresentation Act

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.

Our Opening Hours

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

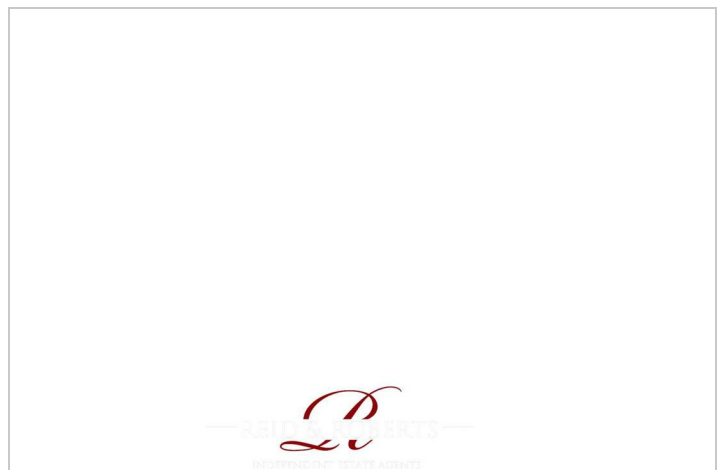
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS
7 DAYS A WEEK

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.

Viewings

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.



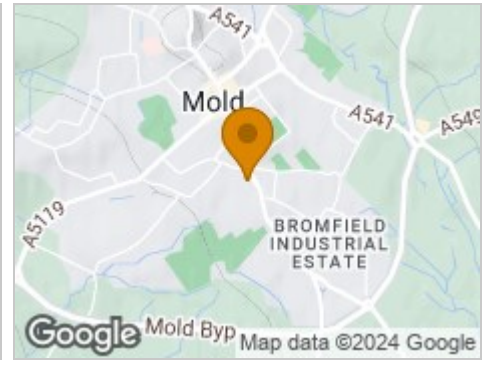
Road Map



Hybrid Map



Terrain Map



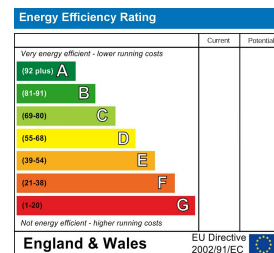
Floor Plan



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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