



## 85 Chambers Lane

Mynydd Isa, Mold, CH7 6UZ

£225,000



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## Entrance Porch

An inviting entrance porch with upvc frosted double glazed windows with top openers to the side elevations, tiled flooring and space for shoe and coat storage.

UPVC frosted double glazed door leads through into:

## Lounge

17'7" x 13'3" (5.36m x 4.06m )

Upvc double glazed bow window with led panelling to the front elevation with top openers, double panelled radiator, fitted electric fire with wooden mantel and surround. Wood effect laminate flooring, textured and coved ceiling and arched opening leading to dining area.

Stairs Rise to the first Floor with understairs storage cupboard. .

## Open Plan Kitchen / Dining Area

17'0" x 13'4" (5.193m x 4.078)

Fitted with a range of modern wall, base and draw soft close units with complimentary solid wood work surfaces over, composite sink unit complete with a drainer and mixer tap, integrated floor standing fridge/freezer, built in eye level electric oven and four ring gas hob with extractor hood over, void and plumbing for washing machine. Recessed spot lights. Double panelled radiator, double glazed window to the rear elevation and patio door leading into the rear gardens.

## First Floor Accommodation

### Landing

Upvc double glazed window to the side elevation, with loft access and doors leading into.

## Bedroom One

13'3" x 10'2" (4.06m x 3.12m )

Upvc double glazed window with side and top openers to the front elevation, coved ceiling, panelled radiator and ceiling light point.

## Bedroom Two

10'4" x 10'2" (3.15m x 3.12m )

Upvc double glazed window with side and top openers to the rear elevation, panelled radiator, textured and ceiling light point.

## Bedroom Three

10'2" x 6'3" (3.1m x 1.93m )

UPvc double glazed window with side and top openers to the front elevation, panelled radiator, coved ceiling and ceiling light point.

## Bathroom

6'3" x 5'4" (1.907m x 1.646m )

Fitted with a three piece white suite comprising low flush wc, wash hand basin and 'p' shaped panelled bath with electric shower over upvc walls and ceiling with recessed spotlights, chrome style ladder towel rail and vinyl flooring, extractor fan and frosted double glazed window to the rear elevation with side and top openers.

## Outside

Externally, this property presents well kept gardens, beautifully landscaped both at the front and rear. Offering an idyllic setting for unwinding or entertaining amidst nature's serene embrace. Thoughtfully crafted to accommodate various family activities, the spacious outdoor areas invite al fresco dining, lively children's play, or simply basking in the tranquility of the surroundings.

Benefiting from ample off-road parking for multiple vehicles and a further single garage, adding a touch of convenience to everyday life.

Tel: 01352 700070

**Council Tax Band - C**

**EPC Rating - TBC**

**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

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**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**

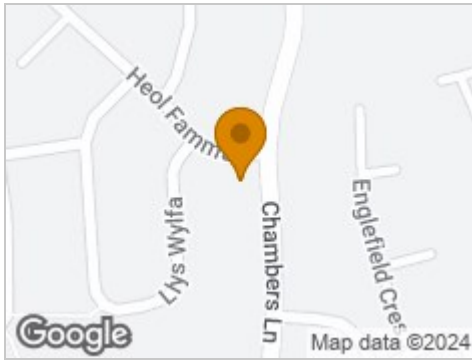
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**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



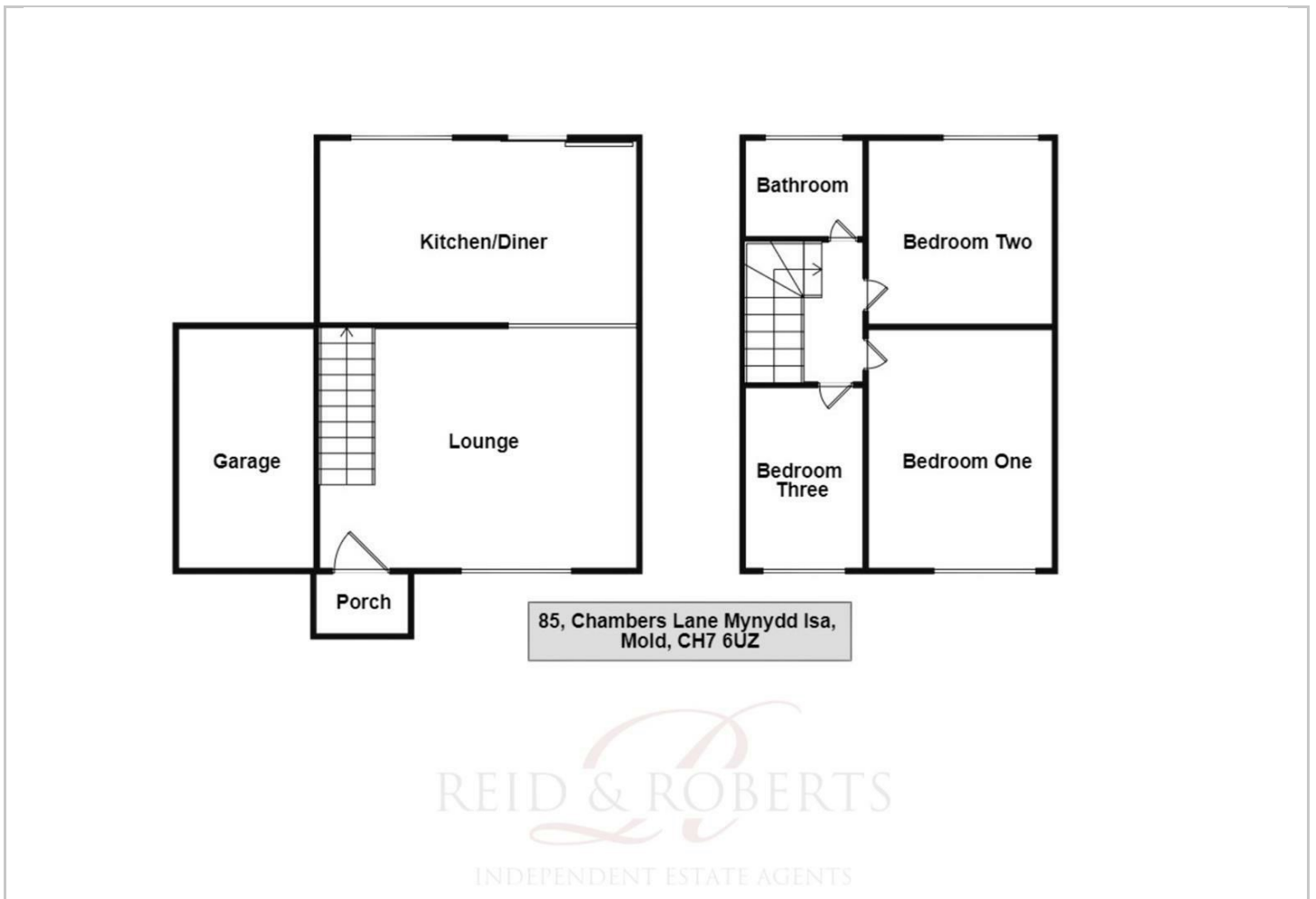
## Hybrid Map



## 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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