



## 9 Park Avenue

Mold, CH7 1RY

£245,000





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## Entrance Porch

The entrance porch serves as a transitional space between the outdoors and the cozy interior, setting the tone for what lies beyond. With Upvc double glazed windows, textured ceiling and courtesy light.

Stepping through the Upvc door with a frosted inset, you are welcomed into the interior of the home.

## Reception Hallway

Doors Leading off to:

## Lounge

16'0" x 11'5" (4.9m x 3.5m)

The bright and airy room comprises two upvc double glazed window that overlooks the front and side of the property. While the focal point of the room is the decorative gas fire with tiled inset and hearth with wooden surround and mantel. With a double panel radiator, wall light points, coved ceiling and ceiling light point

## Kitchen

10'6" x 10'0" (3.22m x 3.06m)

The charming fitted kitchen houses a range of wall and base units with complimentary granite effect work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, void and plumbing for washing machine, space for floor standing under counter fridge and freezer, built in four ring gas hob with extractor hood over and oven below, wood effect laminate flooring, panelled radiator and Upvc double glazed window to the side and rear elevation overlooking the gardens.

Upvc Doors leads to Rear Porch and Gardens.

## Bedroom One

12'1" x 10'2" (3.7m x 3.1m)

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

## Bedroom Two

11'5" x 6'10" (3.5m x 2.1m)

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

## Separate W.C

5'6" x 4'8" (1.7m x 1.43m)

The bathroom is equipped with a low flush w.c, upvc frosted double glazed window on the rear elevation allowing natural light to filter through. Additionally vinyl flooring adds a touch of style to the space, with splash back tiling, textured ceiling and ceiling light point.

## Bedroom Three

11'5" x 8'6" (3.5m x 2.6m)

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

Door Leading into:

## Bedroom Four

8'6" x 5'10" (2.6m x 1.8m)

Accessed via the third bedroom this room serves a lot of potential with upvc double glazed window to the rear elevation and ceiling light point.

## Shower Room

6'11" x 7'6" (2.12m x 2.3m)

Fitted with a three piece suite comprising of shower cubicle with mains shower head above, pedestal sink unit and low flush W.C. Chrome heated towel rail, fully tiled walls, tiled flooring and frosted upvc double glazed window to the rear elevation.

## Outside

The property's rear area boasts a meticulously designed garden that prioritizes low maintenance. It features a spacious patio area and arranged borders filled with a diverse selection of shrubs and bushes. This creates a tranquil and peaceful environment, providing the perfect retreat from the fast-paced and busy nature of daily life.

## Council Tax - D

## EPC - Rating

## 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

## 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



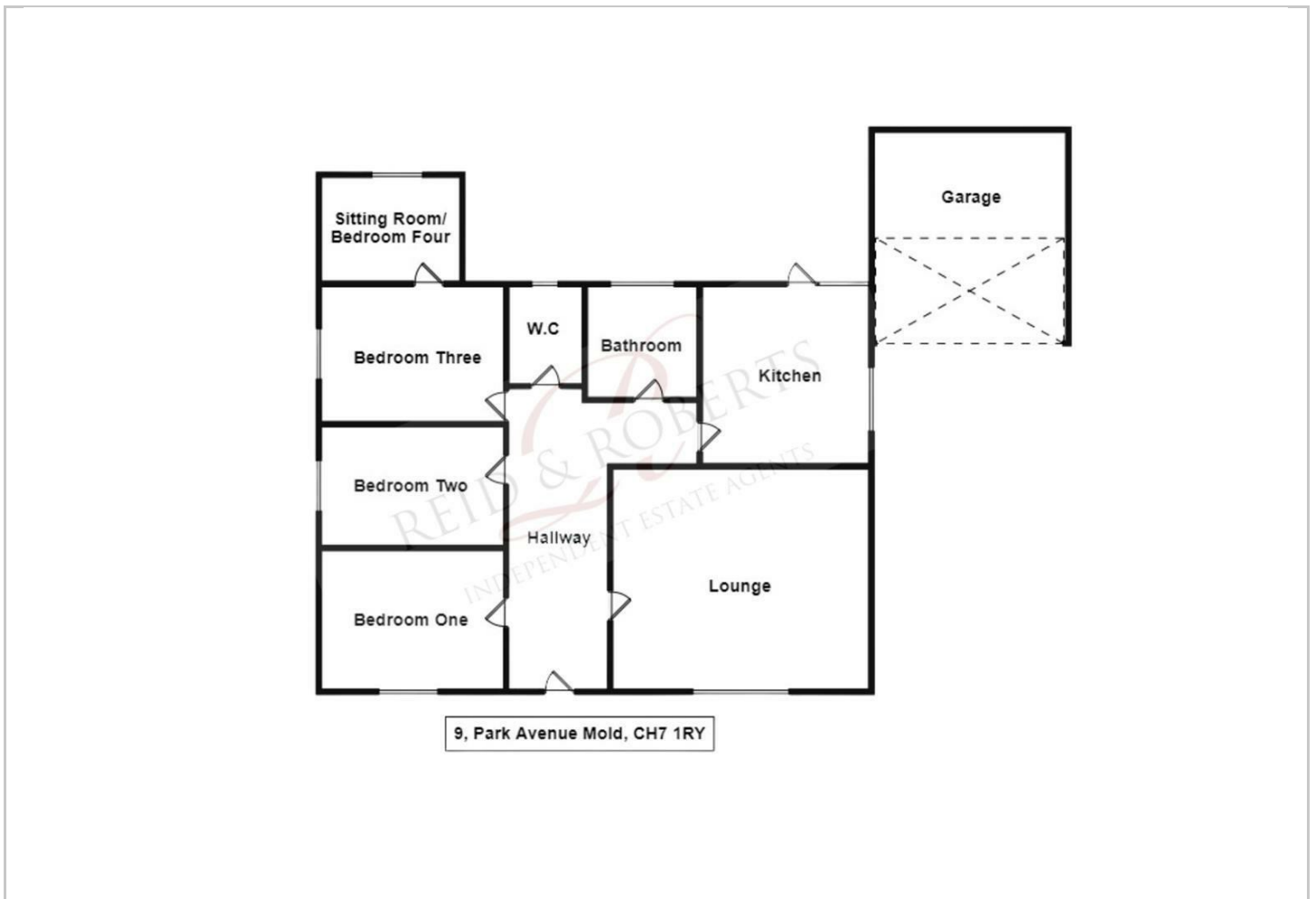
## Hybrid Map



## Terrain Map



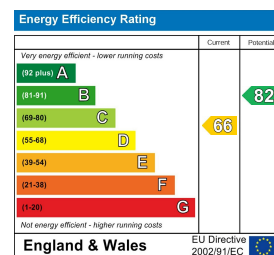
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.