



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS

6 Westminster Court

Grosvenor Street, Mold, CH7 1EJ

O.I.R.O £117,500



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS



— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS

6 Westminster Court

Grosvenor Street, Mold, CH7 1EJ

O.I.R.O £117,500



Accommodation Comprises

Composite door with frosted inset leads into:

Open Plan Living

14'8" x 14'5" (4.479m x 4.397m)

Lounge Area

Double glazed window to the front elevation. Double panelled radiator, aerial socket, phone point and under stairs cupboard offering ample storage space.

Kitchen

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, integral appliances to include; washing machine, under counter fridge and freezer, built in four ring induction hob with electric oven below and extractor hood over and wood effect laminate flooring.

Bedroom

6'9" x 10'5" (2.08m x 3.19m)

Double glazed window to the front elevation. Double panelled radiator, aerial socket and a wall mounted boiler concealed within a cupboard.

Shower Room

7'10" x 3'10" (2.390m x 1.181m)

Fitted with a three piece suite comprising double shower cubicle with mains powered shower and tiled enclosure, pedestal wash hand basin and low level flush w.c, extractor fan, heated towel rail and vinyl flooring.

EPC Rating - C

Council Tax Band B

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.

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.

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

Tel: 01352 700070

their working order and condition prior to any legal commitment.

Our Opening Hours

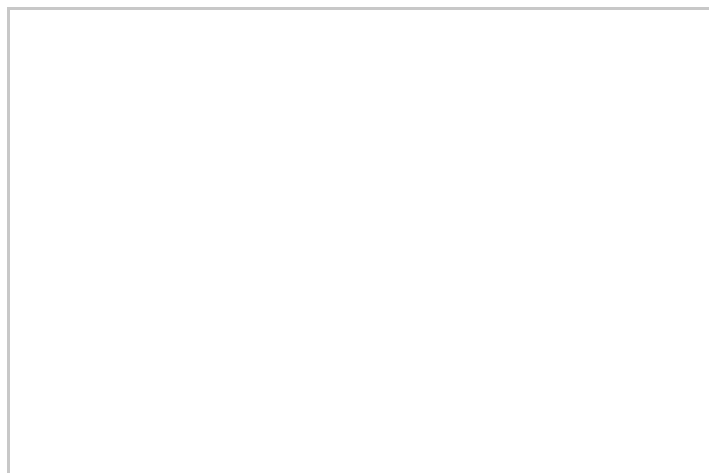
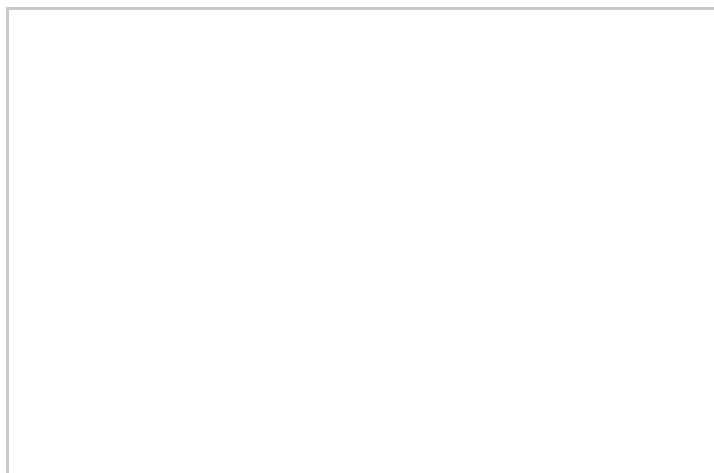
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

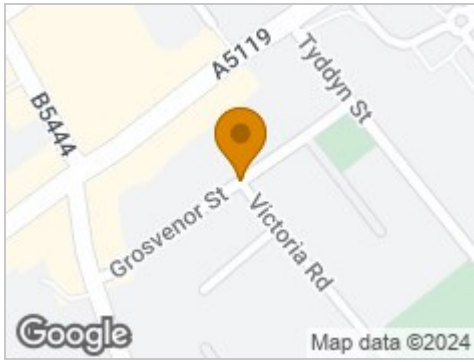
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.



Road Map



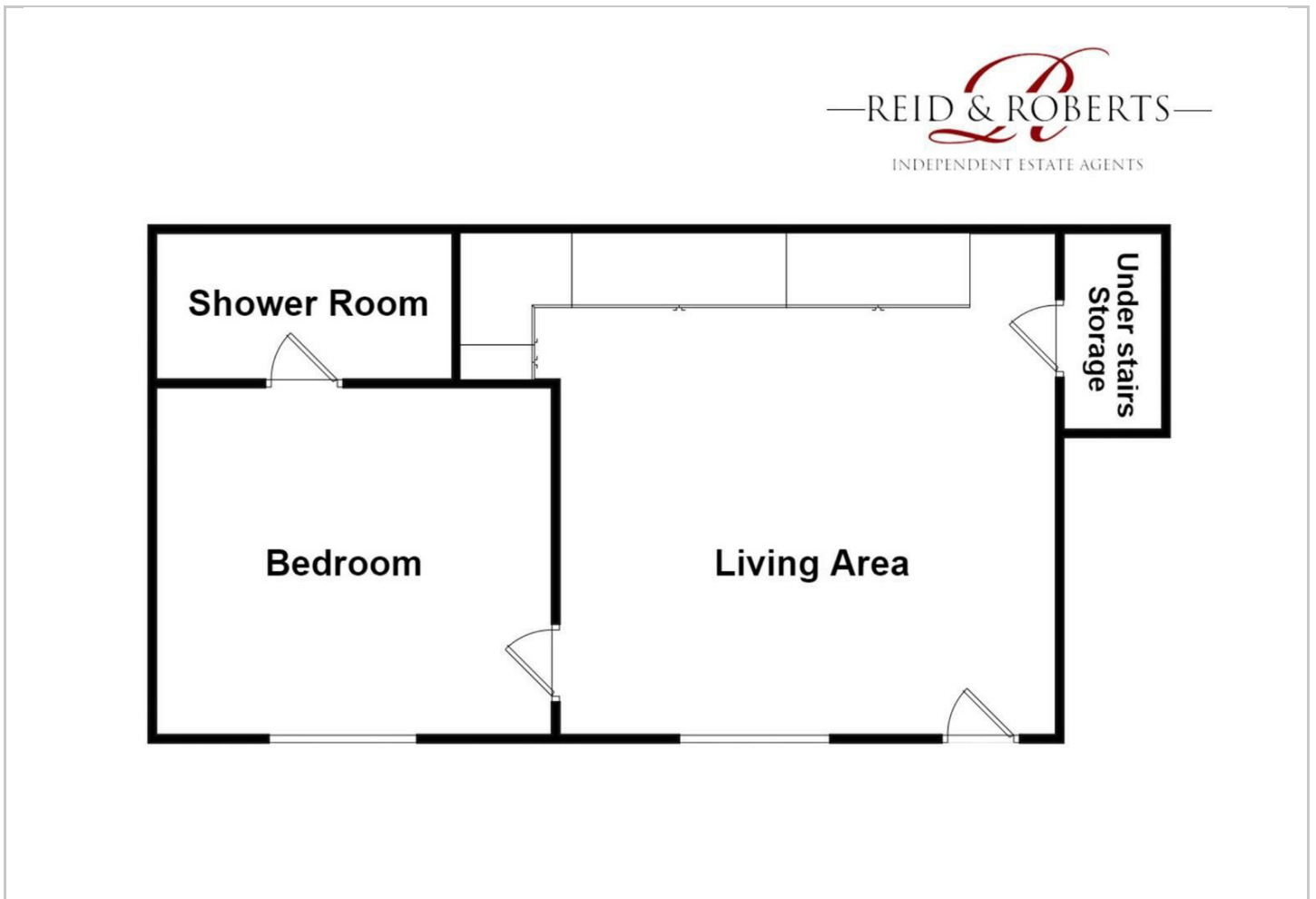
Hybrid Map



Terrain Map



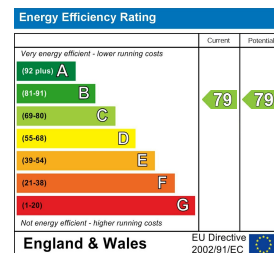
Floor Plan



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.