



## 9 Eaton Place

Leeswood, Mold, CH7 4RB

O.I.R.O £119,500



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## Lounge

12'5" x 12'3" (3.805m x 3.742m)

The welcoming lounge offers a light and airy space with upvc double glazed bay window to the front elevation, wood effect laminate flooring, panelled radiator, ceiling light point, tv aerial point and telephone point.

## Kitchen

9'6" x 9'4" (2.917m x 2.860m)

Housing a range of wooden fronted base, wall and drawer units with worktops over. Stainless steel sink unit with matching drainer and mixer tap over, space for gas oven and extractor fan over, void and plumbing for washing machine and space for under counter fridge/freezer. Tiled flooring, splash back tiling, ceiling light point and a double-glazed window to the rear elevation.

Upvc door leads to rear gardens.

## Stairs Rise to the First Floor

## Landing

Loft access and ceiling light point.

Doors lead to.

## Master Bedroom

9'3" x 9'5" (2.831m x 2.895m)

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

## Bedroom Two

12'5" x 7'0" (3.785m x 2.144m)

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

## Bathroom

Fitted with a three piece suite comprising panelled bath with electric shower and shower head attachment, pedestal wash basin with taps over and low flush WC. splashback tiling, vinyl flooring, radiator, extractor fan and double glazed window with frosted glass to the side elevation.

## Outside

A particular feature for this property is it's beautifully landscaped, enclosed garden. Accessing the rear gardens from the kitchen you walk out onto a paved patio area perfect for al fresco dining and family entertaining, you will then find a dwarf brick built wall with steps leading up to the mainly laid to lawn garden which is bursting with colorful flower beds and mature shrubs. The garden is securely enclosed by panelled fencing, ensuring both privacy and peace of mind.

EPC - tbc

Council Tax Band - B

## 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 Lauren Birch or Holly Peers 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

Tel: 01352 700070

### 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



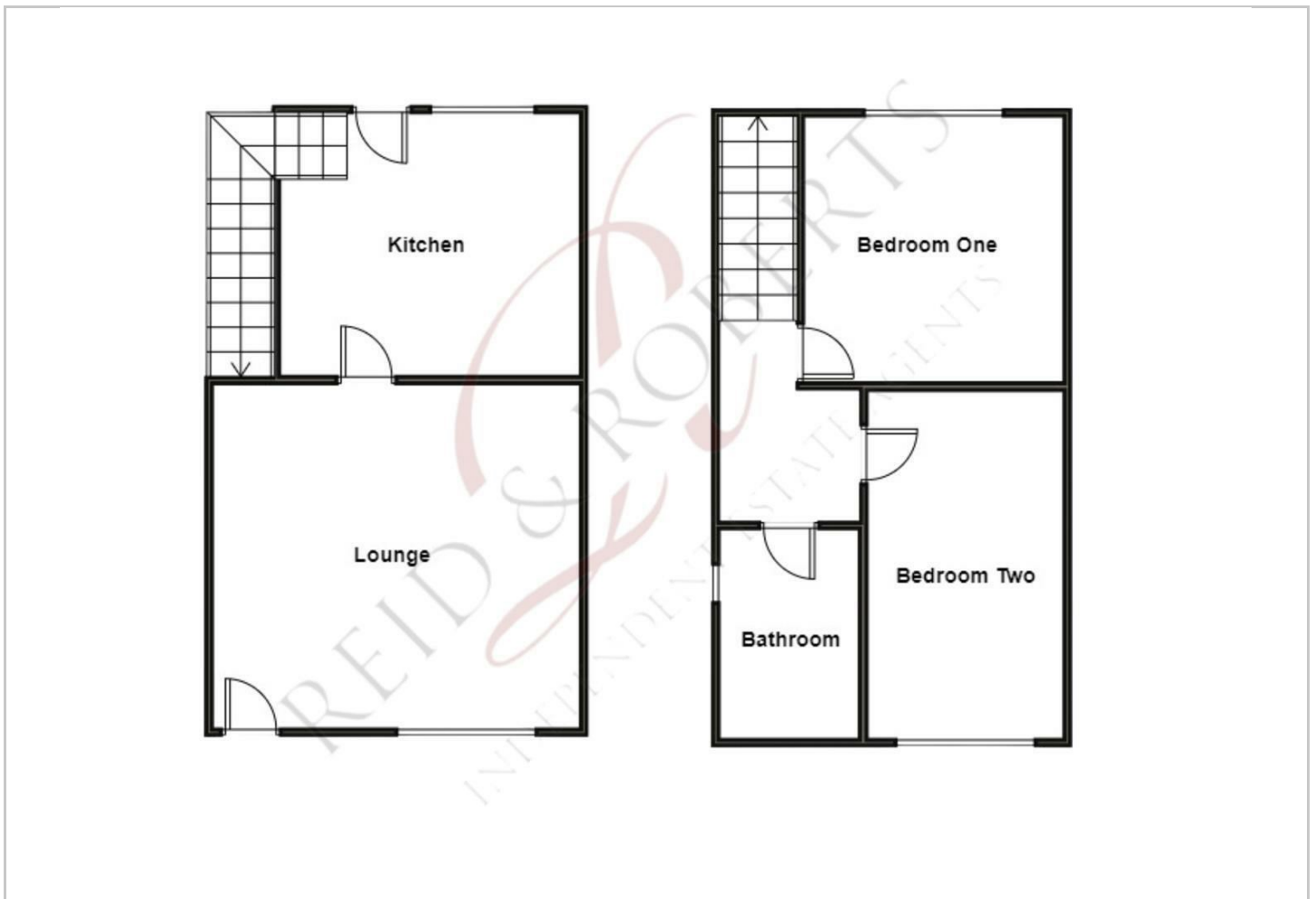
## Hybrid Map



## Terrain Map



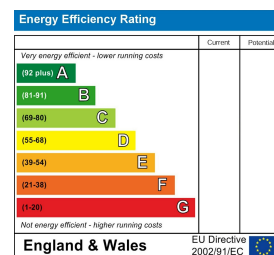
## Floor Plan



## 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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