



## 1 Goodwood Grove

Leeswood, Mold, CH7 4SY

Offers Over £170,000





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## Property Summary

This well-presented two-bedroom semi-detached bungalow is situated on a generous corner plot in a sought-after residential location, offering spacious outdoor areas and a modern interior. The property features a contemporary kitchen, a good-sized lounge, and a versatile dining area, making it ideal for those seeking comfortable and stylish single-level living. A south-facing rear patio area provides the perfect space for outdoor furniture, relaxation, and al fresco dining, while the off-road parking for 2-3 vehicles and a single garage add further practicality.

Offering a modern and move-in-ready home, this property is perfect for retirees, downsizers, or first-time buyers looking for a well-maintained and conveniently located residence. Viewing is highly recommended to fully appreciate all that this fantastic home in an elevated position with countryside views has to offer.

## Accommodation Comprises:

A UPVC front door with decorative frosted panels opens into a porch area with tiled flooring and a central ceiling light.

## Hallway

A second door leads into the L-shaped hallway, which benefits from wood-effect laminate flooring, a single panel radiator, two ceiling lights, a smoke alarm, and loft hatch access. There are also two built-in cupboards, one housing the fuse board and both providing excellent storage.

## Lounge

The spacious lounge features wood-effect laminate flooring, two single panel radiators, and dual central ceiling lights with fans. A textured ceiling and TV point add to the practicality of the space, while UPVC sliding doors open onto the patio area allowing for plenty of natural light and seamless indoor-outdoor living.

## Kitchen

The modern high-gloss kitchen is fitted with a range of wall and base units, complemented by wood-effect worktops. A composite sink with a matching drainer and mixer tap sits beneath a dual-aspect UPVC window, providing beautiful

countryside views. The kitchen is equipped with a four-ring gas cooker, a stainless steel extractor hood, a built-in Bosch oven and microwave, an integrated dishwasher, and space for a fridge freezer. There is also void and plumbing for a washing machine. The room features tiled flooring, a Worcester boiler housed in a cupboard, a central ceiling spotlight, and ample workspace and storage.

## Bedroom One

A well-proportioned bedroom with a UPVC double-glazed door to the side elevation, allowing for easy access to the garden. This room benefits from carpeted flooring, a single panel radiator, a TV point, and a central ceiling light with a fan.

## Bedroom Two

This bedroom is fitted with a range of modern wardrobes, offering ample storage space with shelving and rails. A UPVC double-glazed window to the side elevation provides natural light, while the room also features carpeted flooring, a single panel radiator, and a central ceiling light with a fan.

## Bathroom

The modern four-piece family bathroom comprises a low-flush WC, a pedestal sink unit with a mixer tap, a paneled bath, and a fully tiled enclosed shower cubicle with a mains-powered shower. The room is finished with fully tiled walls, tiled flooring, inset spotlights, an extractor fan, and a wall-mounted chrome ladder-style heated towel rail. A wall-mounted Bluetooth mirror with built-in lighting adds a contemporary touch, while a built-in storage cupboard with shelving provides additional convenience. A UPVC frosted window to the front elevation allows for natural light and ventilation.

## Outside

### To The Front

The property is situated on a large corner plot, offering a spacious front and side garden that is mainly laid to lawn, providing a green and open aspect. A concrete driveway provides off-road parking for 2-3 vehicles and leads to a single garage, offering additional parking or storage space. A gate to the side provides convenient access to the rear garden.

Tel: 01352 700070

### To The Rear

The rear garden features a paved patio area, ideal for outdoor dining and entertaining. This low-maintenance space offers fantastic countryside views, making it a perfect spot to enjoy the peaceful surroundings.

### Single Garage

Up and Over door, light and power.

### 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

### 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.

### EPC rating - D





Road Map



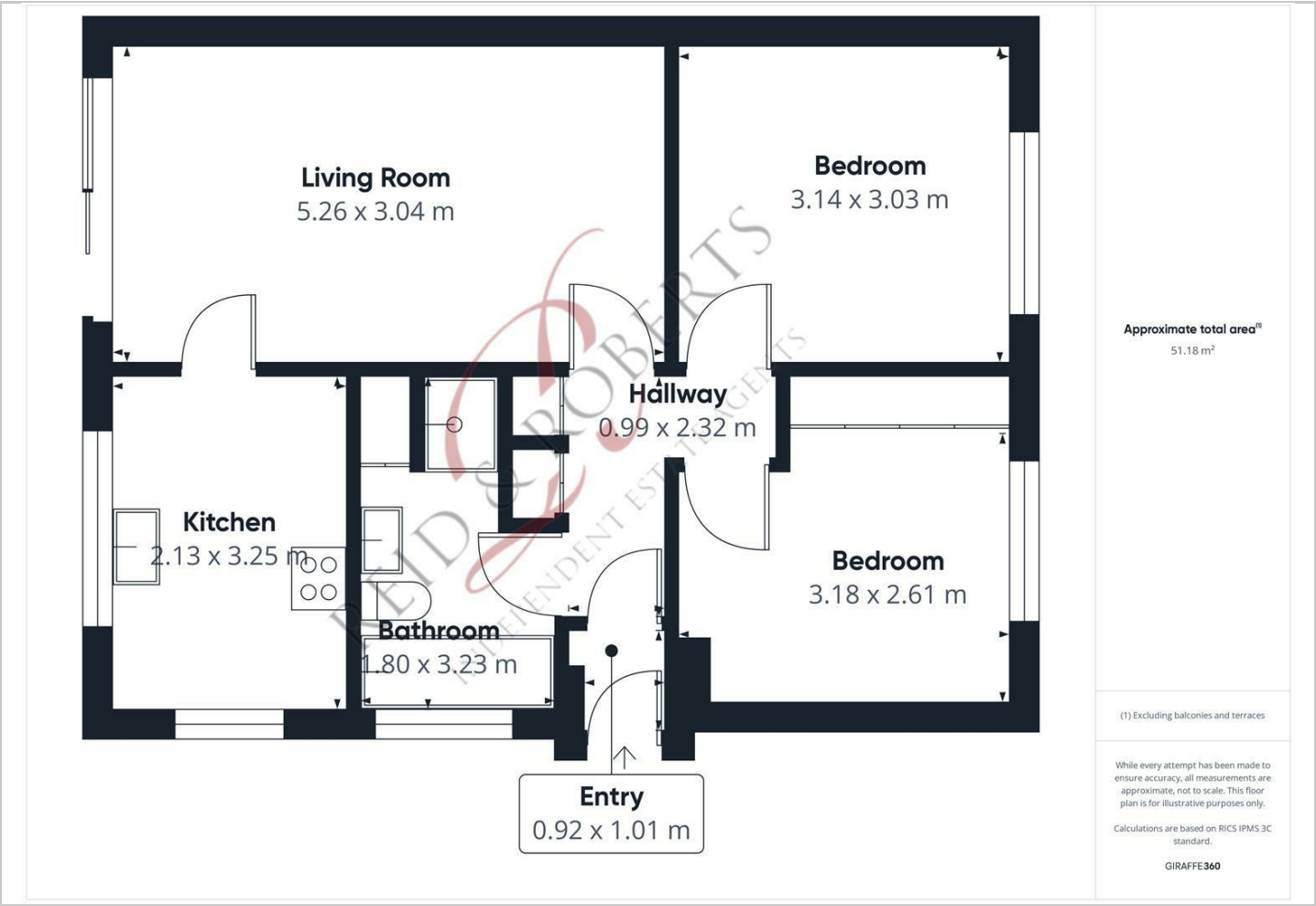
Hybrid Map



Terrain Map



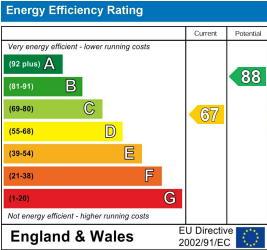
Floor Plan



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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