



## 39 Queens Park

Mold, CH7 1TG

£155,000





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## Accommodation Comprises

This charming and spacious property is approached via a hardstanding driveway, leading up to an attractive composite entrance door with decorative frosted glass inset that opens into:

### Entrance Hallway

Upon entering, you are welcomed into a bright and stylish hallway laid with Karndean-style wood-effect tiled flooring, offering stairs rising to the first floor, wall-mounted heating controls, and a textured ceiling. A solid wood internal door opens into the inviting lounge and kitchen.

### Lounge

The lounge is a generous and light-filled space, benefitting from a double-panel radiator, wood-effect laminate flooring, UPVC double-glazed window to the front elevation, and UPVC double patio doors to the rear, providing direct access to the garden. The room also includes a TV aerial point, phone socket, and a smoke detector.

### Kitchen

The kitchen is well-equipped with a comprehensive range of base units topped with wood-effect work surfaces and complemented by tiled splashbacks. There's a composite sink unit with mixer tap, void and plumbing for a washing machine and under-counter dishwasher, along with room for an electric oven with a gas hob. Further space is available for an under-counter fridge. The kitchen also includes tiled flooring, a double-panel radiator, two handy storage cupboards, one of which houses the combination boiler, central ceiling light, and dual-aspect UPVC double-glazed windows to both front and rear elevations. A UPVC door leads out to the rear garden.

### Stairs From Hallway Rise To

### Landing

UPVC double-glazed window with side opener overlooking open farmland to the rear, loft access, smoke detector, and ceiling light point.

### Bedroom One

The main bedroom is truly exceptional in size, large enough to potentially be divided into two rooms, if desired. It includes built-in wardrobes with central mirrored sliding doors, fitted shelving and hanging rails, and dual-aspect UPVC double-glazed windows to the front and rear elevations. The rear aspect offers lovely far-reaching views over surrounding farmland. The room also features a single-panel radiator and wood-effect laminate flooring.

### Bedroom Two

The second bedroom is a well-proportioned double with two front-facing UPVC double-glazed windows, a double-panel radiator, textured ceiling, and central light fitting.

### Shower Room

The Showerroom is tastefully finished and fitted with a modern three-piece suite comprising a panelled bath with mains-fed waterfall shower and hand attachment, a vanity unit with inset wash hand basin, and low flush WC. Fully tiled walls, a PVC ceiling, tile-effect vinyl flooring, heated towel rail, extractor fan, recessed spotlights, and a frosted rear-facing UPVC double-glazed window complete this contemporary space.

### Outside

The rear garden is predominantly laid to lawn and enhanced by paved patio areas, perfect for al fresco dining and entertaining in the warmer months. Enjoying uninterrupted, panoramic views over surrounding farmland, this outdoor space offers a peaceful and scenic setting ideal for relaxing and unwinding.

### EPC Rating - D

### Council Tax Band

### 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

Tel: 01352 700070

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

### Loans and Repayments

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### 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.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.

### Would you like to arrange a viewing?

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



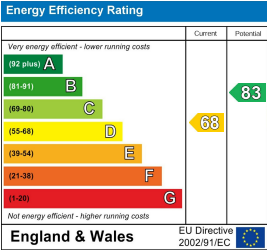
Floor Plan



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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