



62 Mold Road

Buckley, CH7 2NJ

£160,000



62 Mold Road

Buckley, CH7 2NJ

£160,000



Property Description

Reid & Roberts are delighted to welcome to the market this well presented two bedroom mid terrace property, located along Mold Road. Offering a fantastic opportunity for first time buyers, downsizers or investors, this home provides spacious and practical accommodation in a highly convenient location.

The property is tastefully decorated and thoughtfully laid out, featuring a welcoming living room with neutral décor and ample space for a range of furniture with an opening that leads directly into the open dining room making it ideal for relaxing or entertaining guests. To the rear, you'll find a generous kitchen which is functional in its current form, yet offers excellent scope for personalisation or future modernisation to suit your tastes.

Upstairs, the property offers two bright and spacious double bedrooms, both flooded with natural light and offering flexible layout options. The family bathroom is a great size and fitted with a three piece suite, including a bath with overhead shower for added convenience. Externally, the home benefits from a generous sized private and low maintenance rear yard, offering a pleasant outdoor space for enjoying the warmer months, with potential for additional storage or landscaping enhancements.

Situated on Mold Road, the property is within easy walking distance of local shops, schools, parks and public transport links, making it a convenient base for commuting and daily life. Additional features include gas central heating, double glazing throughout, making this an excellent move in ready option. Early viewing is highly recommended to appreciate the value and potential on offer.

Accommodation Comprises

The property is entered through a double UPVC door with a window leading to the entrance hallway.

Entrance Hallway

As you step inside, you are welcomed by a bright and inviting Entrance Hallway, offering room for additional furniture and featuring wood-effect flooring, recessed lighting, built-in storage, and a modern double panel radiator. A decorative glazed UPVC door allows natural light to flow through.

Living Room

Positioned to the front of the property, the well proportioned Living Room is filled with natural light from a large UPVC window to the front

elevation. The room features a central radiator, multiple power points and provides a cosy yet spacious area perfect for relaxing after a long day.

Dining Room

Flowing seamlessly from the Living Room is the generous Dining Area, ideal for family meals or entertaining guests. A UPVC window to the rear elevation allows in plenty of natural light, while a door leads through to the kitchen, creating a natural flow throughout the ground floor.

Kitchen

Fitted with a range of base and wall units, this Kitchen benefits from a rear facing double UPVC window, integrated appliances, ample work surface space and a built in storage cupboard. A door opens directly out to the rear garden, ideal for those who enjoy outdoor dining and entertaining. Radiator and power points complete this practical space.

First Floor Accommodation

Bedroom One

The spacious Principal Bedroom spans the full width of the property and boasts two front facing windows. With two built in storage cupboards, radiator and ample space for bedroom furniture, this room offers both comfort and practicality.

Bedroom Two

A further well sized Double Bedroom overlooking the rear garden, complete with built in storage, radiator and power points. This space offers the flexibility to be used as a second bedroom, guest room or home office.

Family Bathroom

Fitted with a three piece white suite comprising of a low-level WC, pedestal wash hand basin, and a panelled bath with wall mounted electric shower. A frosted rear window allows for natural light and privacy, while a built in airing cupboard provides additional storage.

Outside

To the rear, the property enjoys a larger than average enclosed garden, offering a low maintenance outdoor space with scope for landscaping or relaxation. A useful outbuilding provides excellent storage or the potential for a small workshop or utility area.

EPC Rating C

Council Tax Band C

Tel: 01352 700070

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

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

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

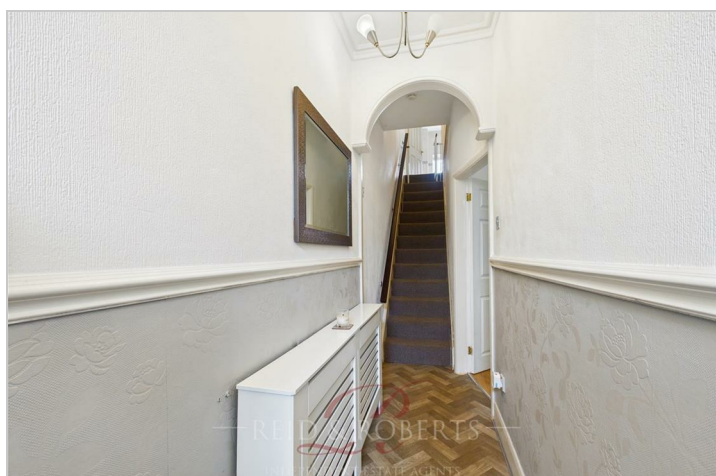
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.



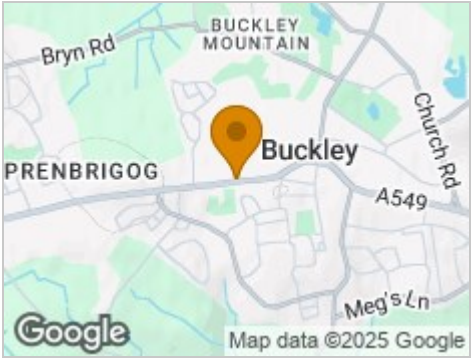
Road Map



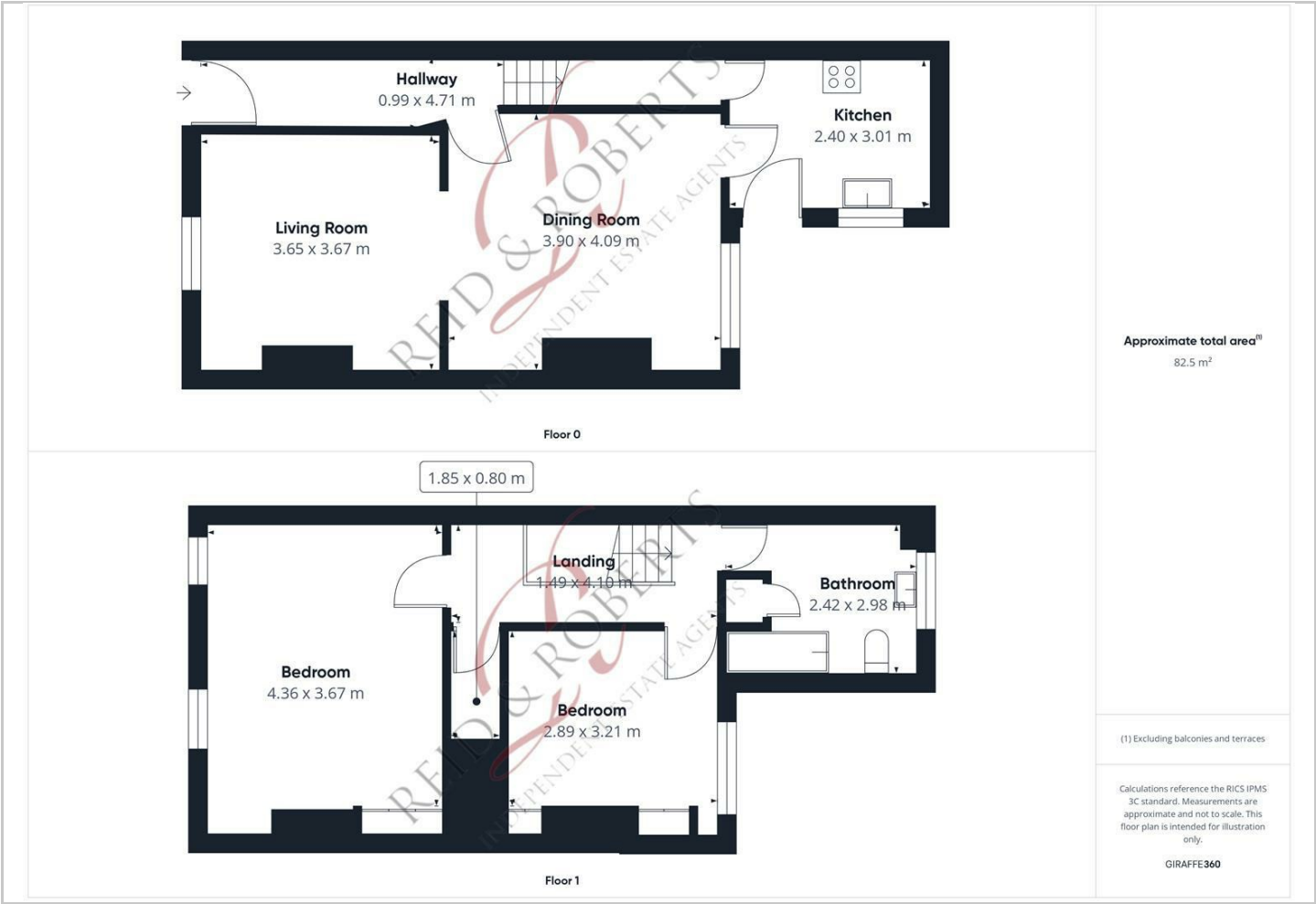
Hybrid Map



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



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.