



14 Charles Street

Mold, CH7 1JG

Offers In The Region Of £160,000



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Property Description

Reid & Roberts are delighted to offer to the market this beautifully presented Two Bedroom Mid-Terrace Property, located on Charles Street, just a short walk from Mold Town Centre and local schools. This charming home is perfect for first-time buyers, young professionals, or investors, boasting well-proportioned rooms, high ceilings, and a tasteful blend of original character and modern updates. The property is offered with no onward chain and is ready for immediate occupation.

The property in brief comprises: Canopy Porch, Entrance Hall, Lounge, Kitchen and Rear Porch. To the first floor accommodation you will find: Landing, Two Double Bedrooms and Large Four Piece Bathroom.

The rear garden is a low-maintenance space, laid with slate chippings and bordered by timber sleeper beds. To the front of the property you will find a pathway leading up to the front entrance with on street parking available.

A superb opportunity to acquire a characterful and immaculately presented home in a prime Mold location. Charles Street offers generous living space and is move-in ready—perfect for those looking for style, space, and convenience.

Accommodation Comprises:

A paved patio leads up to:

Canopy Porch

A welcoming canopy porch fitted with a courtesy light, classic checkerboard quarry-tiled flooring and a white uPVC front door with a double-glazed frosted panel opening to:

Entrance Hall

The entrance hall features black tiled flooring, textured walls, and a coved ceiling with a central ceiling light and smoke alarm. Stairs lead to the first-floor accommodation, with a door to the spacious lounge.

Lounge

The lounge is a bright and generously proportioned space, enhanced by a large uPVC double-glazed bay window that floods the room with natural light. High ceilings, a textured and coved ceiling with a picture rail, and a beautiful decorative fireplace with a wooden surround and marble inset create a warm, inviting atmosphere. The flooring is wood-effect laminate, and the room includes three wall lights, a central ceiling light, and a double-panel radiator. Under-stairs storage includes a built-in cupboard and an arched alcove area with a spotlight—perfect for coat storage, a reading nook, or even a small home office. An internal door leads into the kitchen.

Kitchen

Housing a range of modern black high-gloss base units topped with

granite-effect work surfaces. A composite sink with mixer tap and pull-out spray sits beneath a large uPVC double-glazed window that overlooks the rear garden, providing plenty of natural light. Integrated appliances include a Smeg electric oven, four-ring induction hob, and stainless steel extractor hood, along with a built-in washing machine and dishwasher. A wall-mounted 'Baxi' boiler is neatly positioned, and the room features tiled flooring, partly tiled walls, a double-panel radiator, and a central ceiling light with a decorative beam accenting the ceiling. An opening leads through to the rear porch.

Rear Porch

The rear porch area continues the tiled flooring from the kitchen and features rustic-style crazy-paving walls. There is a uPVC double-glazed frosted window to the side elevation, along with a uPVC back door with frosted glazed panel providing direct access to the rear garden. The porch also houses the wall-mounted fuse box and meters.

First Floor Accommodation

Landing

The first-floor landing is compact yet functional, with a textured and curved ceiling, picture rail, and access to the loft hatch. It connects all upstairs rooms and includes a smoke alarm for safety. Doors leading to:

Bedroom One

Situated at the front of the property, bedroom one is a spacious and light-filled double room. A large uPVC double-glazed window allows natural light to flood the space, enhancing the high, textured ceiling. The room features a single-panel radiator and is finished with neutral, newly laid carpet. A built-in cupboard offers useful storage and could serve as an ideal wardrobe area.

Bedroom Two

Bedroom two, positioned at the rear of the home, is another well-proportioned double room, again featuring high textured ceilings and a central ceiling light. A uPVC double-glazed window overlooks the garden, while the room benefits from a double-panel radiator and newly fitted carpet, making it a comfortable and inviting space.

Bathroom

The family bathroom is impressively spacious and well-appointed with a four-piece suite comprising a pedestal wash hand basin, low-flush WC, panelled bath with mixer tap, and a corner shower cubicle fitted with a mains-powered rainfall shower and handheld attachment. The shower area is fully tiled, and the walls are tiled to dado height throughout the rest of the room. A uPVC frosted double-glazed window to the rear allows for ventilation and natural light. The high, textured ceiling is fitted with a central light, and the floor is finished with easy-clean vinyl. A chrome heated towel rail adds a stylish and practical touch.

Outside

Tel: 01352 700070

To The Front

At the front, the garden is slate chipped with mature trees and bushes for added privacy. A shared gate and brick-built boundary wall provide separation from the pavement, and the pathway leads directly to the front door. Parking is available on-street, as is typical for the area.

To The Rear

The rear garden is a low-maintenance space, laid with slate chippings and bordered by timber sleeper beds filled with mature shrubs, bushes, and is ideal for a small herb garden. There is a hardstanding currently occupied by a sizeable shed, which can remain or be removed to expand the outdoor area. Many neighbouring properties have extended into their gardens, offering future potential here as well. The garden is enclosed by a brick wall and timber panel fencing and includes a gate that opens onto a rear service lane, ideal for bin access and a convenient route through to the next street.

EPC - D

Council Tax Band - C

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

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

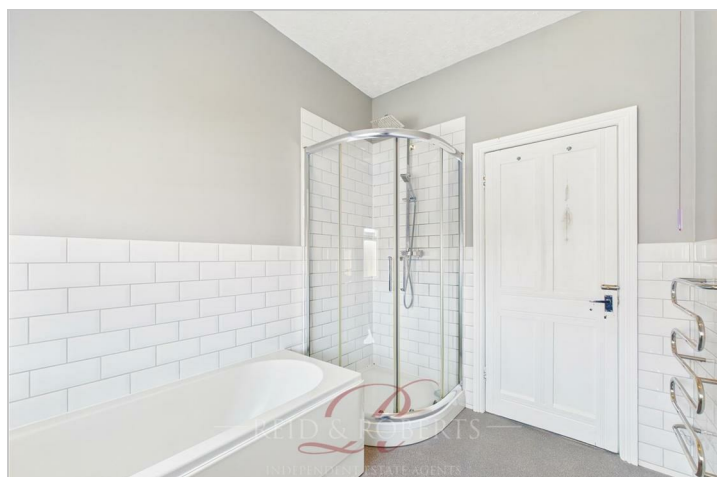
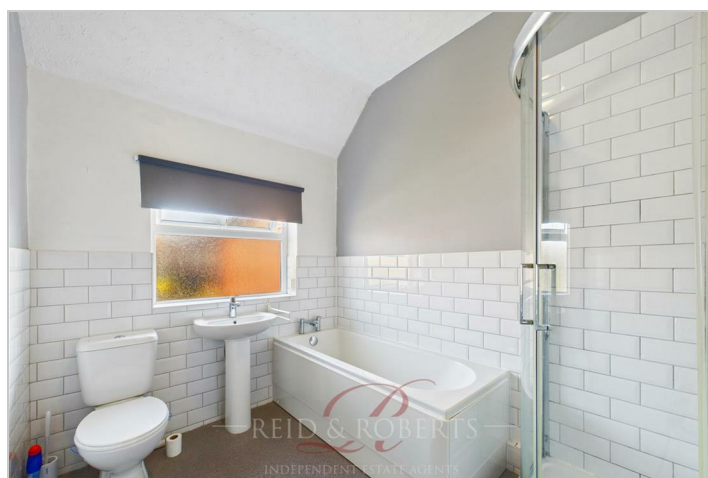
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.



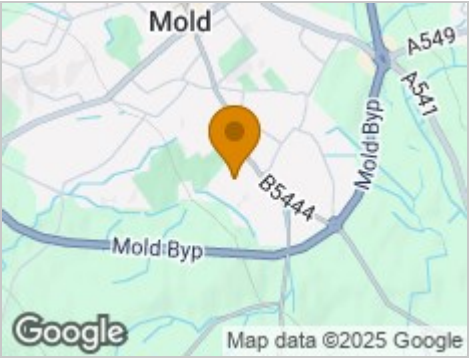
Road Map



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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