



## 57 Queens Park

Mold, CH7 1TQ

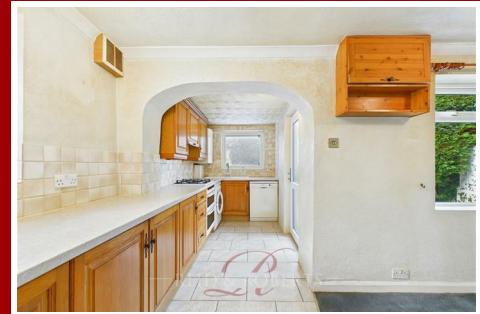
£115,000



# 57 Queens Park

Mold, CH7 1TQ

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## Property Description

Set within a desirable residential area, 57 Queens Park offers an exciting opportunity for those seeking a spacious and well-laid-out home with plenty of potential to personalise. Perfect for first-time buyers, young families, or investors, this generously proportioned two-bedroom property boasts a block-paved driveway, bright dual-aspect lounge, separate dining area, and a private rear garden offering an inviting space for relaxation or entertaining. While the home would benefit from some modernisation and redecoration, including an updated kitchen, it has been well maintained and already benefits from recently fitted UPVC double-glazed windows, gas central heating, and a practical layout that flows comfortably across two floors.

The accommodation comprises an entrance hallway, lounge, dining area with storage, and a fitted kitchen to the ground floor, with two generous double bedrooms and a family bathroom to the first floor. Externally, a block-paved driveway provides convenient off-road parking to the front, while the enclosed rear garden features a paved patio area ideal for outdoor dining, a lawned section, and side access from the driveway, all surrounded by mature hedging and fencing for privacy.

Combining size, functionality, and opportunity, 57 Greens Park represents the perfect chance to create a stylish and comfortable home in a sought-after location. Offered to the market with No Onward Chain.

### Accommodation Comprises:

Approached via a block-paved driveway, the property is entered through a UPVC frosted-glass front door leading into a welcoming entrance hallway.

### Hallway

The hallway features tiled flooring, textured and coved ceiling, single panel radiator, courtesy lighting, and stairs rising to the first floor accommodation.

### Lounge

Situated to the right of the hallway, the dual-aspect lounge is a bright and inviting living space featuring UPVC double-glazed windows to both the front and side elevations. This room offers a textured and coved ceiling with recessed spotlights, a double-panel radiator, and an electric coal-effect fireplace, creating a comfortable focal point.

### Dining Area

Accessed from the hallway, the dining area features carpeted

flooring, a double-panel radiator, and UPVC double-glazed window to the side elevation. Ample under-stairs storage is provided via two built-in cupboards. An opening from the dining area leads directly into the kitchen, offering an open, flowing layout ideal for modern family living.

### Kitchen

The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces and splashback tiling. Features include a composite one-and-a-half sink unit with mixer tap, built-in electric oven and grill, four-ring gas hob with extractor hood, plumbing for a washing machine and dishwasher, and a wall-mounted boiler. There are UPVC double-glazed windows to the side and rear elevations, a decorative archway, and a textured ceiling with courtesy lighting. A UPVC door provides access to the rear garden.

### First Floor Accommodation

#### Landing

Stairs from the hallway rise to the first floor accommodation, which comprises an L-shaped landing with textured and coved ceiling, central light fitting, loft access point, and doors leading to all rooms.

#### Bedroom One

A spacious principal bedroom extending the full length of the property, featuring dual-aspect UPVC double-glazed windows to the front and side elevations, allowing abundant natural light. The room includes built-in wardrobes and storage cupboards fitted with shelving and hanging rails, a double-panel radiator, and a textured and coved ceiling.

#### Bedroom Two

Another generous double bedroom, featuring exposed floorboards, a built-in storage cupboard over the stair recess, and built-in wardrobes with mirrored sliding doors.

This room also benefits from two UPVC double-glazed windows to the front elevation, both with Venetian blinds, and a double-panel radiator.

#### Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and low-flush WC. Additional features include partial wall tiling, carpeted flooring, recessed spotlights, wall-mounted shaver socket, textured ceiling, single panel radiator, and a frosted UPVC double-glazed window to the side elevation.

Tel: 01352 700070

## Outside

The property is approached via a block-paved driveway providing off-road parking and leading to the front entrance. The private rear garden offers a lovely outdoor space, featuring a paved hexagonal patio area ideal for alfresco dining, leading to a lawned garden bordered by a paved pathway, hedging, and fencing.

Additional features include a garden shed, side access from the driveway, and an outdoor tap.

**EPC - TBC**

**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 ACCCOMPANIED VIEWINGS 7 DAYS A WEEK**

## Services

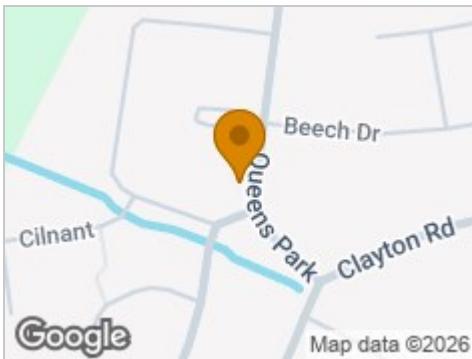
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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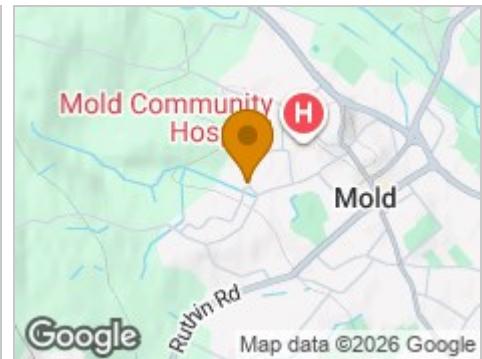
## Road Map



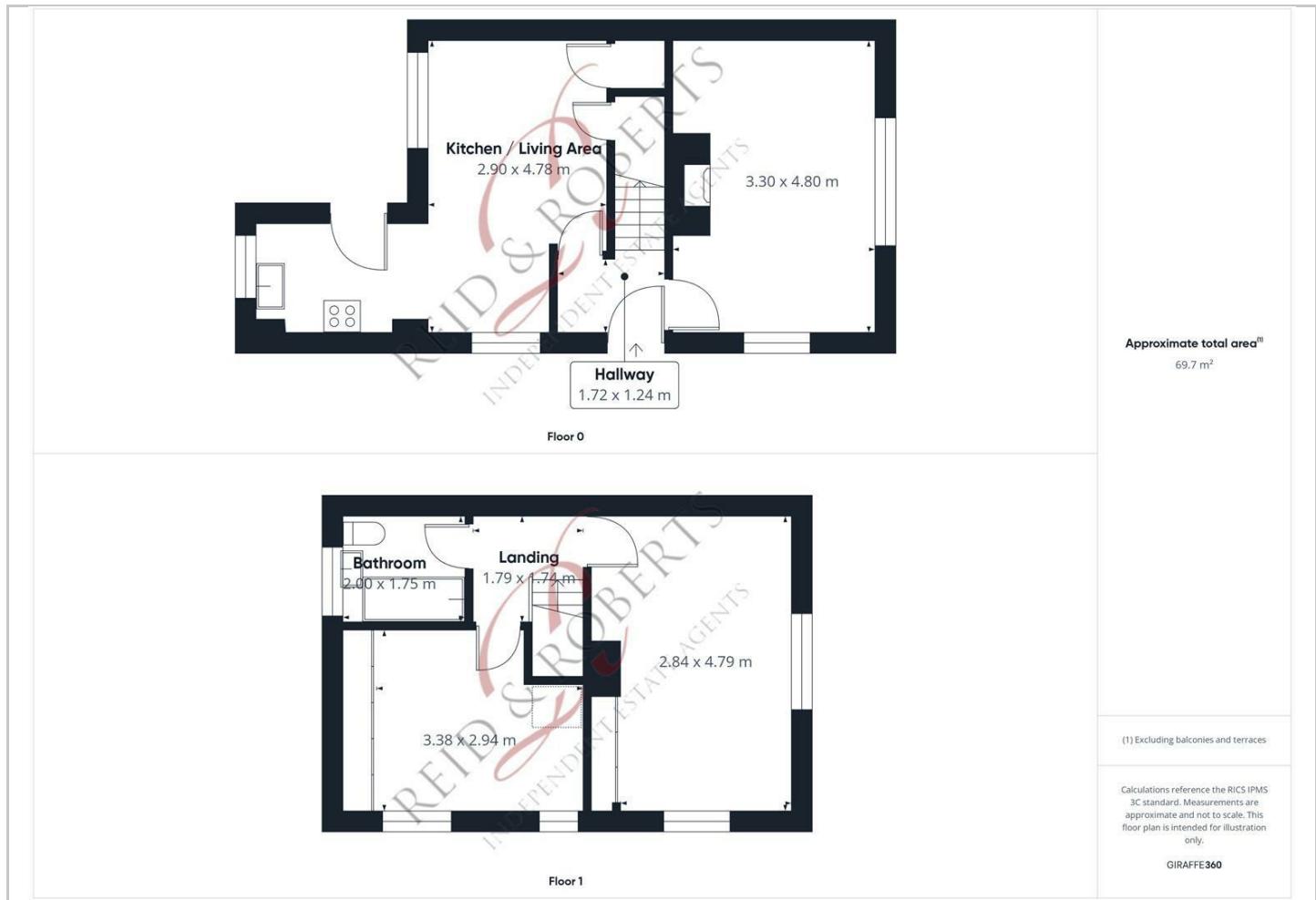
## Hybrid Map



## Terrain Map



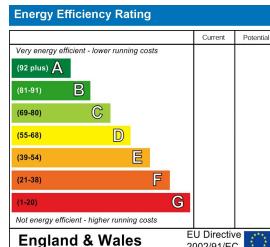
## Floor Plan



## 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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