



4 Queens Park

Mold, CH7 1TF

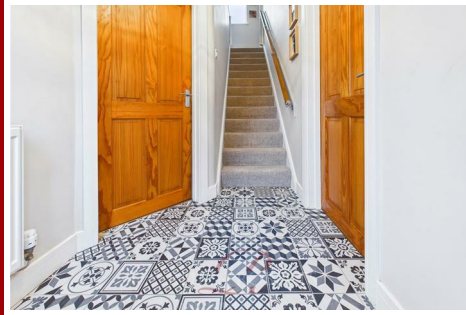
£190,000



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Accommodation Comprises

The property is approached via an attractive brick-paved driveway providing ample off-road parking for two to three vehicles. A smart slate step leads to the modern UPVC entrance door which opens into:

Entrance Hallway

Accessed via a UPVC front door with decorative tiled flooring, double panel radiator, and stairs rising to the first floor. Doors lead to the lounge and kitchen.

Lounge

A bright and inviting living space with a double glazed UPVC window to the front elevation, feature fireplace, and ample room for furnishings.

Kitchen

Fitted with a modern range of wall and base units with marble effect work surfaces. Integrated appliances include an electric oven, four ring induction hob, dishwasher, and washing machine, with a cupboard housing the Worcester boiler. Space for a dining table, high gloss tiled splashbacks, wood effect flooring, recessed spotlights, and UPVC window to the front elevation.

Door Opens to:

Utility Area

With space for a freestanding fridge freezer, tiled flooring, and a UPVC door leading to the rear garden. Access to the ground floor shower room.

Ground Floor Shower Room

Comprising a low flush WC, wash hand basin, and corner shower cubicle with waterfall shower head and hand attachment. Fully tiled walls, decorative vinyl flooring, heated towel rail, extractor fan, and frosted UPVC window.

First Floor Landing

L shaped landing with loft access and UPVC window overlooking the rear garden. Doors to all bedrooms and bathroom.

Bedroom One

A superb full length double bedroom with built in wardrobes and drawers, dual aspect UPVC windows to the front and rear, and double panel radiator.

Bedroom Two

A further good sized double bedroom with two UPVC windows to the front elevation and double panel radiator.

Bedroom Three

A single bedroom with UPVC window to the rear elevation, radiator, and space for wardrobe or storage.

Family Bathroom

Fitted with a contemporary three piece suite comprising a panelled bath with waterfall mixer tap and hand attachment, low flush WC, and wash hand basin with vanity unit beneath. Fully tiled walls and flooring, recessed spotlights, extractor fan, frosted UPVC window, and heated towel rail.

Outside

To the rear is a spacious enclosed garden featuring a paved patio ideal for alfresco dining, a generous lawn with children's play area, a wooden shed, and a pergola seating area. There is also space suitable for a vegetable patch or extended patio, perfect for families and entertaining.

Council Tax Band C

EPC Rating C

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.

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

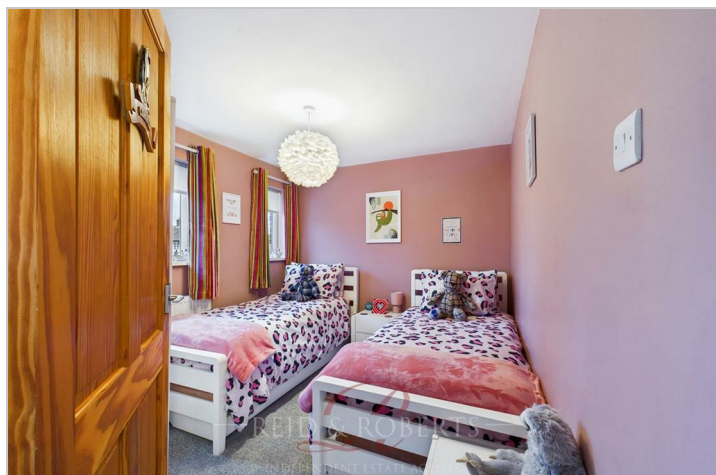
MONDAY - FRIDAY 9.00am - 5.30pm

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.



Road Map



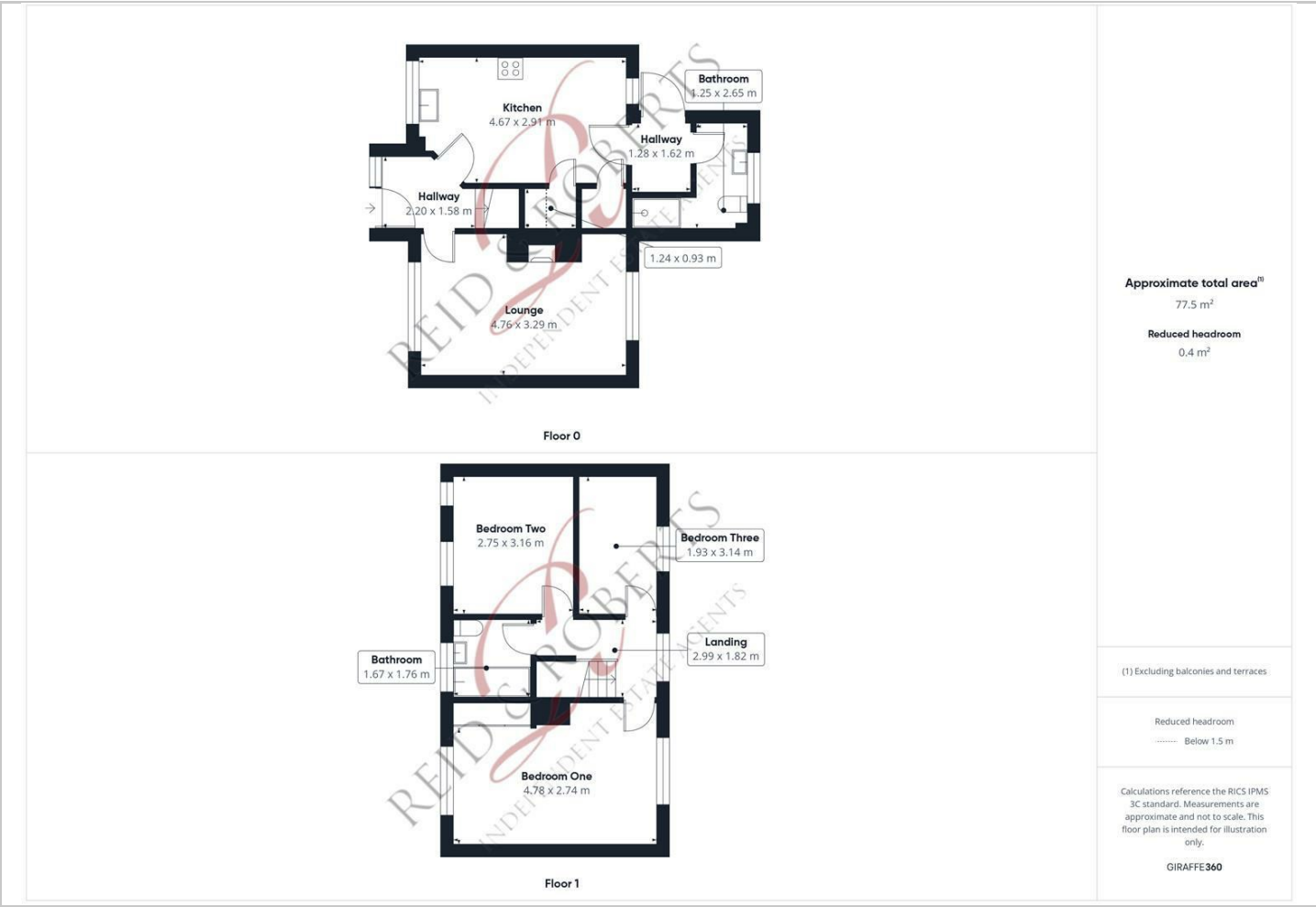
Hybrid Map



Terrain Map



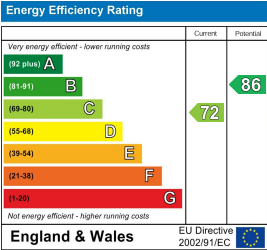
Floor Plan



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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