



Edmund Street, Mold

£140,000


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

6 Edmund Street

Mold, Mold

This 2-bed mid-terraced house in a thriving community offers ample space, a peaceful garden, and proximity to woodland walks and Mold town. Chain-free, it's perfect for first-time buyers or investors seeking a cosy home near local amenities. View now!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 2 DOUBLE BEDROOMS
- REAR COURTYARD GARDEN
- CLOSE TO WOODLAND WALKS
- SHORT WALK TO THE HISTORIC MARKET TOWN OF MOLD
- CHAIN FREE
- PERFECT FIRST HOME OR BUY TO LET INVESTMENT
- CLOSE TO A WEALTH OF LOCAL AMENITIES



T: 01352 961 679 W: swainhennesseyestateagents.co.uk



Entrance Hallway

Accessed via a composite door with stairs to the first floor, door opening to the lounge

Lounge

18' 4" x 13' 0" (5.59m x 3.96m)

Double glazed window to the front, wall mounted radiator, door to understairs storage cupboard, door to kitchen

Kitchen

11' 0" x 10' 6" (3.35m x 3.20m)

A range of fitted wall, drawer and base units, worktop with inset sink unit with mixer tap, built in hob with over under and extractor over space for a fridge freezer, plumbing for washing machine, wall mounted radiator, double glazed window to the rear, door opening to large pantry cupboard, door to WC and composite door opening to rear boot room

WC

Low level WC, exposed brick walls, double glazed obscured window to the side

Boot Room

7' 7" x 4' 0" (2.30m x 1.21m)

Windows to the rearm door opening to the rear garden space for tumble dryer



First Floor

Doors to bedrooms and bathroom, access to roof space

Bedroom One

13' 10" x 9' 0" (4.22m x 2.74m)

Double glazed window to the rear, wall mounted radiator

Bedroom Two

10' 7" x 10' 0" (3.23m x 3.05m)

Double glazed window to the front, wall mounted radiator, door to built in over stairs wardrobe

Bathroom

5' 7" x 5' 0" (1.70m x 1.52m)

A suite comprising shower cubical with wall mounted shower, close coupled WC and vanity wash hand basin with cupboards under, towel radiator





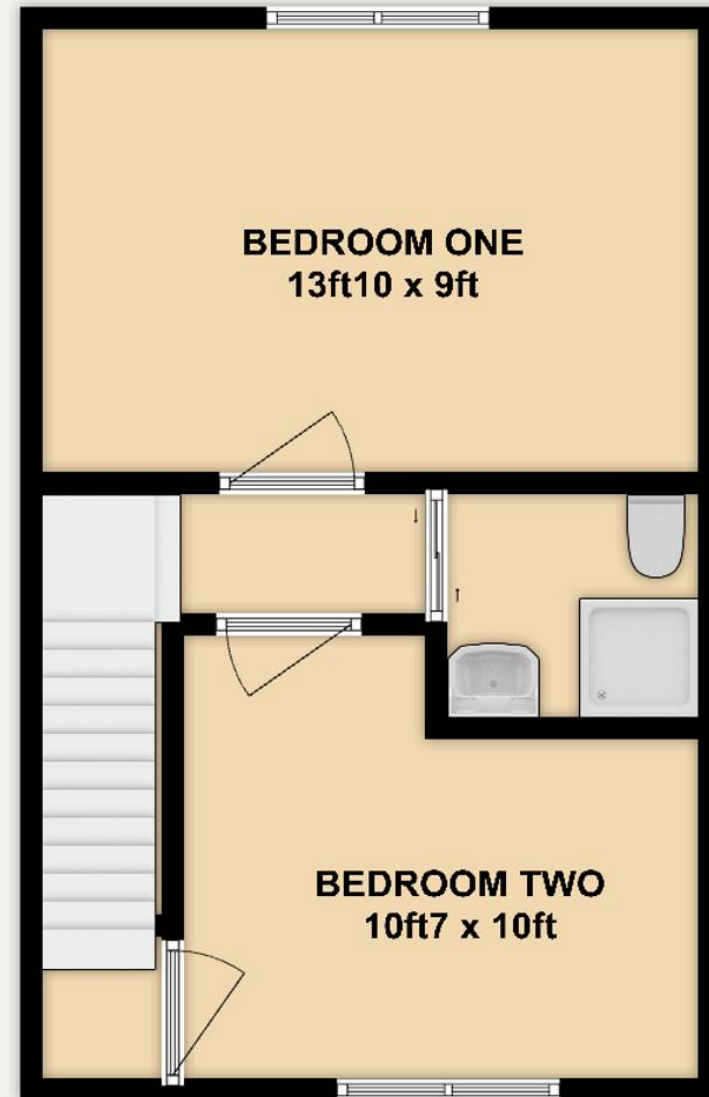
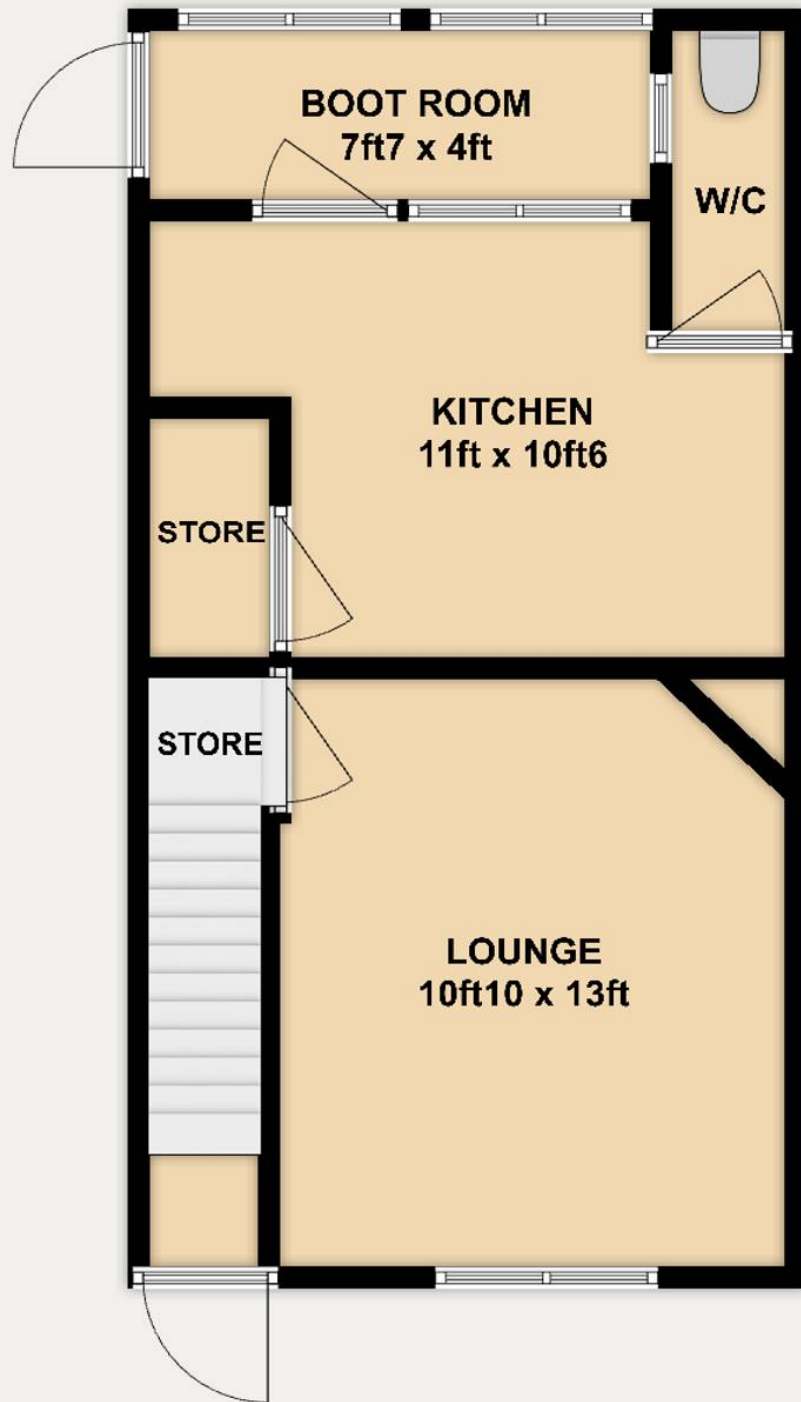
FRONT GARDEN

Laid to decorative paving with shrub and pathway leading to the entrance

REAR GARDEN

A private rear courtyard garden with timber fencing surround and timber gate leading to a rear passageway, outside tap







SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing please contact

Nicky Swain

t: 07926 488 158

e: nicky@swainhennesseyestateagents.com

Amy Hennessey

t: 07926 488 150

e: amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk