

Offers in the Region of £180,000

- 3 Bedrooms plus Home Office
- Bay Fronted Semi Detached Home
- Front and Rear Gardens
- Off Road Parking and Detached Garage
- In Need of Modernisation
- Ideal Family Home or First Home
- Short Walk to Mold Town Centre
- Easy Access to Wrexham, Chester and North Wales



A 3 - 4 bedroom semi detached bay fronted property set within a short walk of Mold Town Centre.

In need of modernisation throughout it has a wealth of potential and would make a perfect family home.

There are front and rear gardens, detached garage and off road parking and is offered for sale chain free.



Front

Set back from the road with a driveway for upto 3 vehicles, plus access to the detached garage. A front garden laid to decorative pebbles with mature shrubs and flower beds. pathway leading to an obscured glazed door opening to the entrance hallway



Entrance Hallway

Stairs to the first floor, original panel doors to lounge and dining room, opening to the kitchen, door to downstairs wash room, wall mounted radiator Wall mounted combination boiler

Lounge 12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed bay window to the front aspect, wall mounted radiator, coved ceiling, picture , brick feature fireplace with electric fire



Downstairs Toilet

High Level WC, obscure window to side aspect, tiled floor

Dining Room 12' 4" x 10' 8" (3.76m x 3.25m)

PVC double glazed door to the rear garden with floor to ceiling windows each side, wall mounted radiator

Kitchen 7' 8" x 6' 3" (2.34m x 1.90m)

PVC double glazed window to the rear, stainless steel sink unit, space for a fridge freezer, plumbing for washing machine, quarry tiled floor

First Floor Landing

Original panel doors to bedrooms and bathroom, access to roof space, opening to inner hallway

Bathroom 7' 6" x 6' 2" (2.28m x 1.88m)

Low level WC, pedestal wash hand basin, space for a shower cubical, obscure window to the rear

Bedroom One 12' 6" x 11' 9" (3.81m x 3.58m)

PVC double glazed bay window to the front, wall mounted radiator, 2 build in alcove wardrobes



Bedroom Three 7' 3" x 6' 3" (2.21m x 1.90m)

PVC double glazed window to the front, wall mounted radiator, picture rail

Inner Hall

Doors to bedroom two and office/bedroom four

Bedroom Two 11' 8" x 6' 4" (3.55m x 1.93m)

Double glazed window to the rear, wall mounted radiator, built in alcove storage cupboard



Home Office / Bedroom Four 8' 4" x 4' 3" (2.54m x 1.29m)

PVC double glazed window to the rear, wall mounted radiator

Rear Garden

Aprox 40ft laid to patio with timber fencing surround, mature trees and shrubs, access to the front, access to the detached garage

Garage 21' 0" x 8' 9" (6.40m x 2.66m)

Accessed from the front via an up and over door with pedestrian access to the side

FLOORPLAN

