

**6 The Bowling Green**

**MS11110**



**MOLD**

**£199,500**

6 The Bowling Green, MOLD, CH7 1XQ  
£199,500 **NO CHAIN** MS11110



**DESCRIPTION:** If you are a first time buyer or young family looking for a convenient location for Mold Town Center this could be the one for you. A beautifully presented and ready to move into three bedroom modern semi detached house which provides: welcoming entrance hall, spacious cloaks/w.c., Modern comprehensively fitted kitchen/dining with appliances built in, Bright and airy lounge/diner. On the first floor are three bedrooms. The principle bedroom has an en suite. Family bathroom. Gas heating and double glazing. Some new floor coverings. Front and rear gardens and a drive providing parking. Solar panels to the roof.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

**Viewing by arrangement through Shotton Office**

**33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182**

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

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**DIRECTIONS:** Turn right out of the Shotton office and proceed to Connah's Quay. Turn left just after the Custom House Public house into Mold Road and continue on this road over a mini roundabout and proceed to Northop. At the traffic lights turn left for Mold. Continue through Sychdyn into Mold at the next traffic lights turn right. At the roundabout take the third exit and proceed to the next traffic lights and turn right into High Street and take the third left into Clayton Road until turning left into The Bowling Green, keep left and the property will be seen on the right.

**LOCATION:** Situated in a convenient and accessible location for Mold Town Centre. A recreational field is to the rear and a primary school within walking distance.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Double glazed front door, radiator and new vinyl flooring.

**CLOAKROOM:** Radiator, w.c , wash hand basin and extractor fan.



**KITCHEN/BREAKFAST ROOM:** 13' 6" x 9' 2" (4.11m x 2.79m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Built in appliances: double electric oven, gas hob with extractor over, fridge/freezer and washing machine. Gas boiler concealed in a wall unit. Side exit door.



LOUNGE/DINER: 16' 3"(max) x 11' 5" (max) 6' x 4" (min)(4.95m x 3.48m) Radiator and double glazed French doors to the garden. New carpet.



STAIRS AND LANDING: Loft access and large built in storage cupboard.

BEDROOM 1: 11' 7" x 9' 3" (3.53m x 2.82m) Radiator and double glazed window.



ENSUITE: Radiator and double glazed window. Wash hand basin, w.c. and shower cubicle. Complimentary tiling.



BEDROOM 2: 9' 7" x 9' 3" (2.92m x 2.82m) Radiator and double glazed window.



BEDROOM 3: 7' 4" x 6' 8" (2.24m x 2.03m) Radiator and double glazed window.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath. Complimentary modern tiling.



**OUTSIDE:** Front lawn garden and drive to the side for parking. To the rear is a landscaped area with paving and slate edged with panel fencing making a great area for alfresco dining and steps down to a lawn garden with garden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey