

Avon Court, MOLD, Flintshire, CH7 1JP  
£210,000 MS11142



**DESCRIPTION:** Situated in a convenient location is this family home close to popular primary and secondary schools. The property needs refurbishment and briefly comprises: entrance hall, lounge, kitchen/diner, 3 generous bedrooms and bathroom, Double glazing. No central heating. Driveway and garage. Gardens to the front and rear.

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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:** From Mold Cross turn left into Wrexham Street and continue until passing the Alun School on the right. After passing the post box on the left turn left into Avon Court where the property will be seen on the left hand side.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271

**LOCATION:** Situated within walking distance of Mold Town centre and schools. Mold is a popular place for shoppers with markets twice a week and a varied selection of independent shops together with the larger super market chains.

**HEATING:** No central heating. There is an oil storage tank in the garden.

**ENTRANCE HALL:** Double glazed front door and side panel. Under stair storage.



**LOUNGE:** 13' 8" x 11' 2" (4.17m x 3.4m) Double glazed window.



**KITCHEN/DINER:** 17' 5" x 7' 9" (5.31m x 2.36m) Two double glazed windows. plumbing for an automatic washing machine. Single sink unit with storage. Double glazed rear exit



BEDROOM 1: 11' x 10' 7" (3.35m x 3.23m) Double glazed window. Built in wardrobe.



BEDROOM 2: 10' 7" x 8' 8" (3.23m x 2.64m) Double glazed window. Built in wardrobe. Airing cupboard.



BEDROOM 3: 8' 2" x 6' 7" (2.49m x 2.01m) Double glazed window. Built in storage.



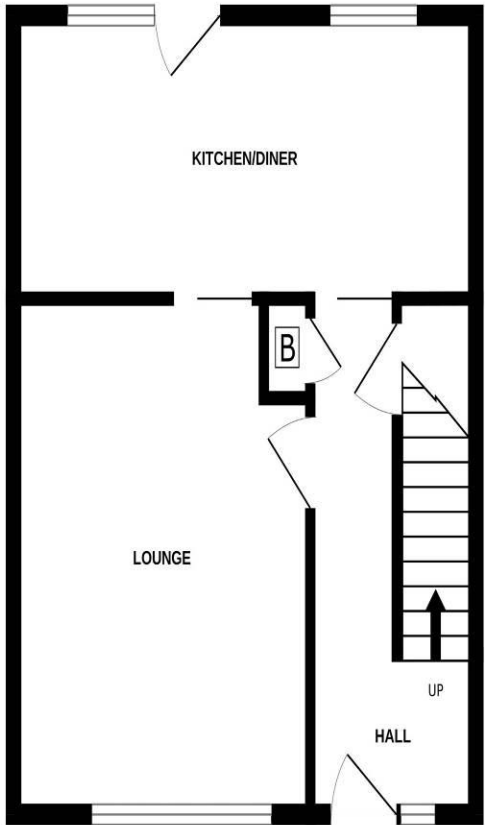
**BATHROOM:** Double glazed window, w.c., wash hand basin and panelled bath.

**OUTSIDE:** Paved frontage with circular bed for plants. Drive to the side leading to the garage.. Gated access to each side. Rear paved patio.

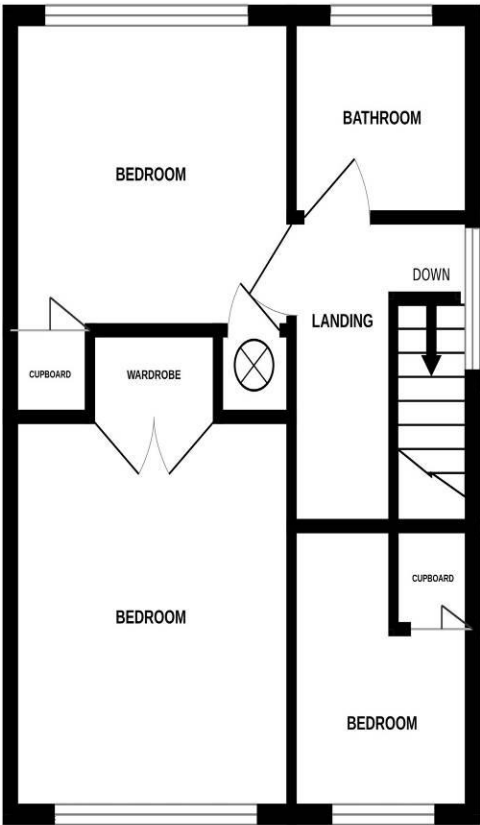


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**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