

Gosmore Road, New Brighton, Mold, CH7 6QN  
Offers in the region of £240,00      MM10900



**DESCRIPTION:** Situated in a popular and convenient location is this modern style 3 bedroom detached property which has generous size living accommodation to briefly comprise entrance hall, cloakroom, fitted kitchen/breakfast room with integrated appliances, lounge, and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are gardens to the front and rear, a drive providing of road parking and a single garage. **VIEWING RECOMMENDED. \*\*\*\*CHAIN FREE\*\*\*\***

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**GAIL MURRAY – RESIDENT PARTNER**

**Viewing by arrangement through Mold Office**

**Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088**

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

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**DIRECTIONS:** From the agents Mold office turn right and proceed down to the mini roundabout, turn left and proceed to the main roundabout taking the 4th exit and continue out of town and through the traffic lights, continue up the bypass into New Brighton and at the traffic lights turn right and proceed for a short distance turning right into Heol Fammau Road and second right onto Gosmore Road, at the junction keep right and continue into the property will be noted 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 in a popular and sought after location with easy access to the town centres of Mold, Buckley and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** Gas radiator heating installed.

**ENTRANCE HALL:** Panelled radiator. Under stairs storage. Stairs rising to first floor. UPVC front entrance door.

**CLOAKROOM:** Panelled radiator. Fitted 2 piece suite comprising wc and wash hand basin.



**KITCHEN/BREAKFAST ROOM:** 13' 9" x 9' 1" (4.19m x 2.77m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, oven and fridge. Plumbing for automatic washing machine. Inset ceiling lighting. UPVC side entrance door.



**LOUNGE:** 16' 8" x 11' 9" (5.08m x 3.58m) Panelled radiator. Textured and coved ceiling. Fitted fire surround with inset gas fire.) Tv point. French doors leading to large rear garden.



**STAIRS AND LANDING:** Loft access. Built in airing cupboard. Doors leading off to bedrooms and bathroom.

**BEDROOM 1:** 15' 3" x 9' 3" (4.65m x 2.82m) Panelled radiator. Coved ceiling. Window to front elevation.



BEDROOM 2: 10' 6" x 9' 3" (3.2m x 2.82m) Panelled radiator. Window to front elevation.



BEDROOM 3: 12' 7" x 6' 4" (3.84m x 1.93m) Panelled radiator. Window to rear elevation.



**BATHROOM:** Panelled radiator. Fitted 3-piece white suite comprising wc, wash hand basin and panelled bath.



**OUTSIDE:** To the front of the property there is a drive providing ample off road parking and leading to the single garage. The front garden is lawned and there is a gate leading to the side of the property where there is a garden store and to the rear there are further large lawned gardens.



**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.

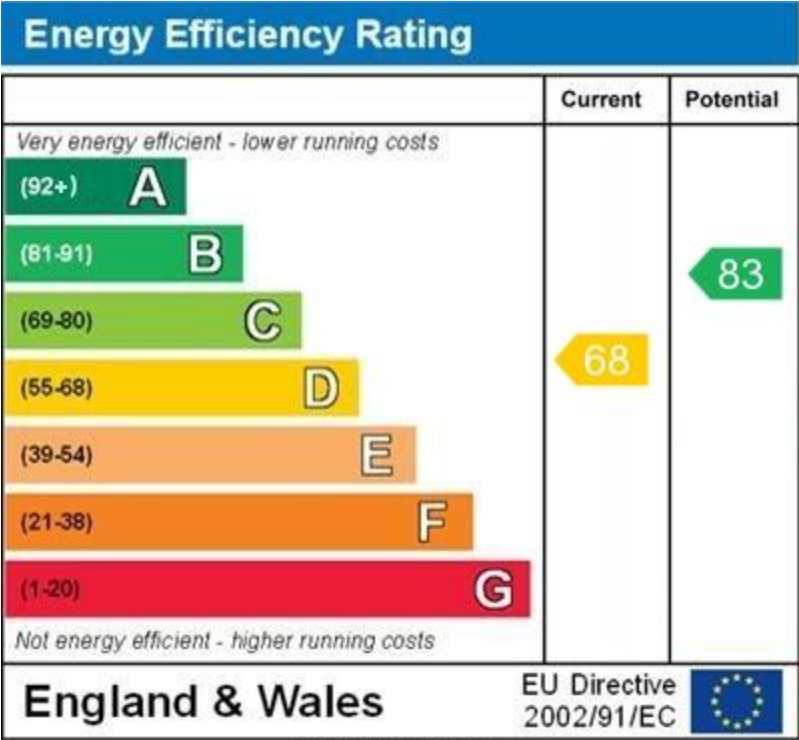
Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**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.

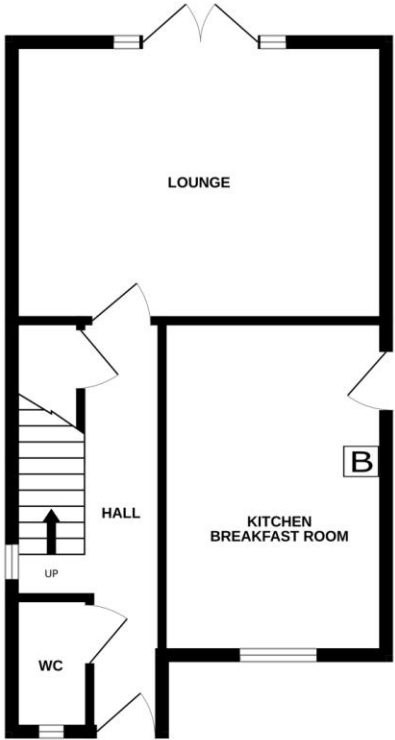
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

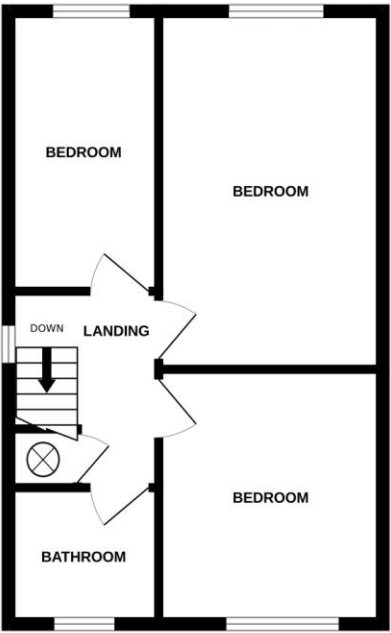


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GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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