



OIRO £170,000

53 Wrexham Street, Mold, CH7 1ET

MID TERRACE

TOWN CENTRE LOCATION

TWO RECEPTION ROOMS

THREE BEDROOMS

TWO BATHROOMS

COURTYARD TO REAR

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rightmove

J Bradburne Price and Co are pleased to offer to the market this delightful three bed mid terrace, ideally placed to Mold Town Centre and all the local amenities, and affording accommodation in brief as follows – two reception rooms, kitchen and two bathrooms. This property has a cosy cottage feel and an attractive privately enclosed courtyard to the rear boasting a southerly aspect.

This property will appeal to first time buyers, investors and those looking for a town centre location.

The property is Grade II* listed, formerly two properties merged into one and benefits from a mixture of double glazing/secondary glazing throughout, is stone built, rendered in part, under a slate roof and the accommodation comprises:

KITCHEN

Base units with cream shaker style doors and stainless steel sink and drainer, tiled flooring. Cooker point. Archway into:



SITTING ROOM

Fireplace with gas fire, beamed ceiling and carpet flooring.

DINING ROOM

Open fireplace, beamed ceiling and carpet flooring

WET ROOM

Shower, w.c. and wash hand basin.

FIRST FLOOR

BEDROOM

Double, carpet flooring



BEDROOM

Double with carpet flooring.

BEDROOM

Single with carpet flooring. Wall mounted shelving.

BATHROOM

Suite comprising low level flush w.c. and wash hand basin. If desired there maybe scope to install a shower in the void currently housing the water tank.

REAR COURTYARD

This courtyard is a real sun trap, privately enclosed with a southerly aspect. Paved patio area with gravelled area beyond. Raised stone beds housing flowers and mature shrubs. Wooden Shed.



RIGHT OF WAY

Please note there is a right of way which exists through the locked rear entrance to the adjoining neighbours courtyards. This does not interfere with the enjoyment of the property and if desired it may be possible to erect a further gate into this property's courtyard.

SERVICES

Mains Water, Electric, Drainage & Gas

EPC Rating 'F'

Council Tax Rate 'B'

VIEWING

Strictly by Appointment Only. Please contact the J Bradburne Price, the Sole Selling Agent on 01352 753873

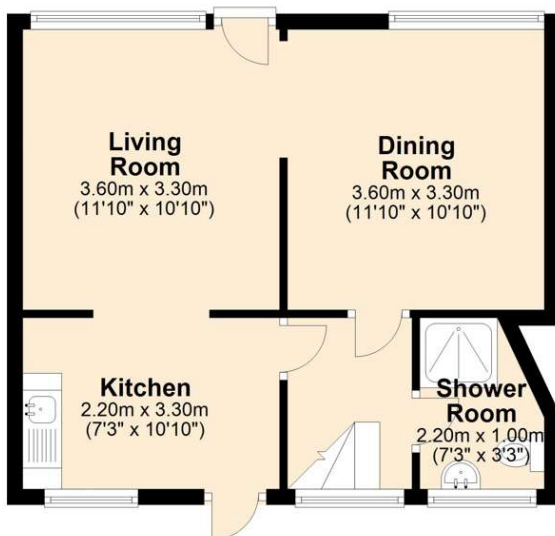
TENURE

Freehold

Vacant Possession upon Completion

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.



Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)

Total area: approx. 78.6 sq. metres (846.1 sq. feet)