



**8 Water Street, Mold, CH7 1PQ**

**£155,000**



**EPC - F28   Council Tax Band - C   Tenure - Freehold**

# Water Street, Mold 2 Bedrooms - House

Located in the charming town of Mold, this delightful two-bedroom property on Water Street offers an inviting blend of comfort and convenience. Inside, you'll find a warm and welcoming atmosphere with plenty of natural light and a thoughtfully arranged layout ideal for modern living. Both bedrooms provide a peaceful space for rest and relaxation.

The home is perfectly positioned within easy reach of Mold's shops, cafés, parks, and cultural attractions, making it an excellent choice for those who value the benefits of town living. Well-maintained and full of appeal, this property presents a wonderful opportunity to settle into a friendly and vibrant community. Don't miss the chance to make it your own.



## Front Exterior

The front exterior of the property features a simple facade with a black front door and two windows. The house is part of a terrace. With on-road parking available.

## Hallway

The hallway is narrow and practical, with wooden flooring that leads directly to the staircase and the dining area beyond.

## Living Room

11' 2" x 11' 2" (3.40m x 3.40m)

With a cosy and functional layout, this living room features the same warm wood-effect flooring seen throughout the ground floor. Having A radiator is positioned beneath the window. A window that allows natural light to brighten the space.

## Dining Room

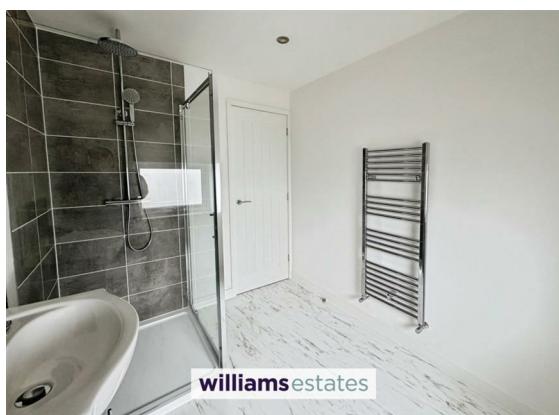
14' 5" x 12' 6" (4.40m x 3.80m)

This bright dining room provides a spacious setting with warm wood-effect flooring that runs throughout the ground floor. Natural light from the window, making the space feel open and inviting. The dining room flows seamlessly into the adjacent kitchen and living room, emphasising an open-plan feel that is ideal for family living and entertaining.

## Kitchen

8' 6" x 7' 3" (2.60m x 2.20m)

The kitchen is compact yet efficiently designed with a U-shaped layout. It features wood-effect worktops and light cabinetry, providing ample storage and preparation space. The kitchen includes an integrated oven with a hood above, a sink under the window that looks out to the rear, and a door leading to the garden. The flooring matches the warm wood tones of the ground floor, creating a cohesive look throughout these spaces.



## Landing

The landing area on the first floor is bright and airy, featuring a wooden balustrade that lines the staircase and overlooks the lower floor. This space connects to the bedrooms and bathroom, with ample natural light coming from windows at the top of the stairs.



## Bathroom

8' 6" x 7' 3" (2.60m x 2.20m)

This bathroom offers a fresh modern feel with walls and floor tiles. It features a walk in shower, toilet and a compact sink. A chrome heated towel rail is mounted on one wall, providing convenience and style. The room is well lit with recessed ceiling lights and a frosted window that allows natural light to enter while maintaining privacy.

## Rear Garden

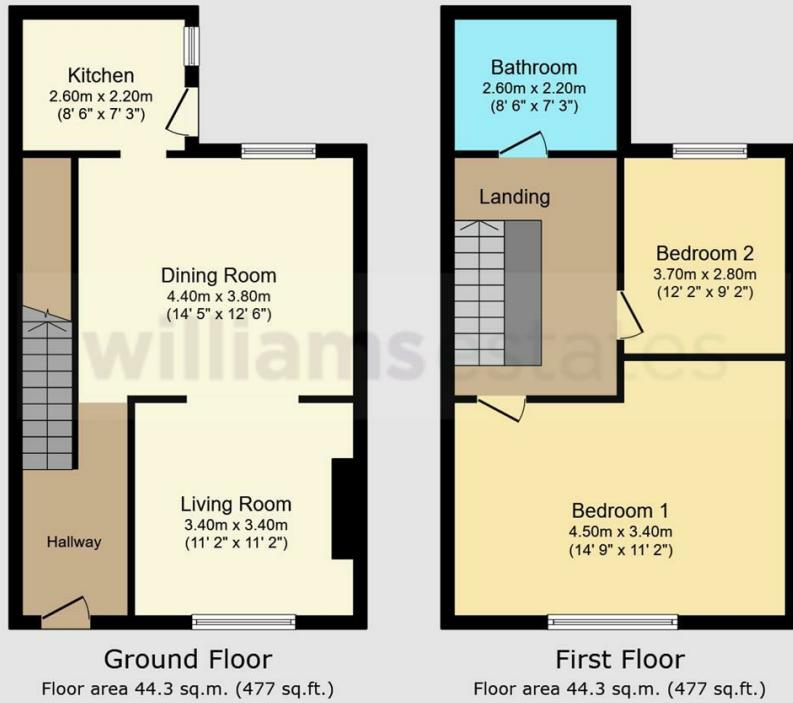
The rear garden is a low-maintenance outdoor space, combining a paved patio area with a gravel section for ease of care. It is enclosed by fresh wooden fencing, providing privacy and security. The garden is accessed via a door from the kitchen.



## Agent Notes

Completely refurbished to a high standard, boasting a new composite front door, new uPVC windows, a full electrical rewire, and a newly installed Worcester Bosch boiler. Viewing highly recommended.





Total floor area: 88.6 sq.m. (954 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	28	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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