MOLYNEUX
ESTATE AGENTS - VALUERS - SURVEYORS

Daytona Drive, Northop Hall, MOLD, Flintshire, CH7 6LP
£275,000 MS11265



DESCRIPTION: A spacious detached family house which is in need of improvements situated in a sought after village on a corner plot which briefly comprises:- Entrance porch, entrance hall, bright and airy lounge, large kitchen/breakfast room, utility room with w.c. off, 4 generous bedrooms and bathroom. Mostly double glazed and gas heating. Garage which has been repurposed for recreational use, carport, driveway providing parking for several cars. Two storage sheds. Gardens to the front and rear and patio to the rear.

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

---

DIRECTIONS: Turn left out of the Shotton Office and proceed to Connah's Quay. Turn left at the traffic lights into Wepre Drive and continue passing Wepre Park and turn left into Wepre Lane. Continue to the top of the hill and turn left signposted Northop hall and continue to the "T" junction and turn right into Village Road. Turn left into White Oaks Drive and at the "T" junction turn right into Daytona Drive where the property will be seen on the right hand side.



ARLA NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

LOCATION: Village location with primary school, village shop and pub. Easy access to the A55 link road.

ENTRANCE PORCH Single glazed window and UPVC front door.

ENTRANCE HALL: Radiator.

LOUNGE: 16' x 15' (4.88m x 4.57m) Radiator and double glazed window. Log burner.





KITCHEN/DINER: 18' x 11' (5.49m x 3.35m) Radiator and double glazed window. One and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and hob. .Under stairs storage and French doors to the rear.





UTILITY/W.C Plumbing for an automatic washing machine. Counter work surface area and storage cupboards. Door leading to the former garage.



STAIRS AND LANDING: Single glazed window. Loft access and cupboard housing the gas boiler.

BEDROOM 1: 10' 11" x 10' (3.33m x 3.05m) Radiator and double glazed window. Fitted wardrobes/storage.



BEDROOM 2: 11' x 10' (3.35m x 3.05m) Radiator and double glazed window.



BEDROOM 3: 10' 10" x 7' (3.3m x 2.13m) Radiator and double glazed window.



BEDROOM 4: 10' (max)x 7' (3.05m x 2.13m) Radiator and double glazed window.



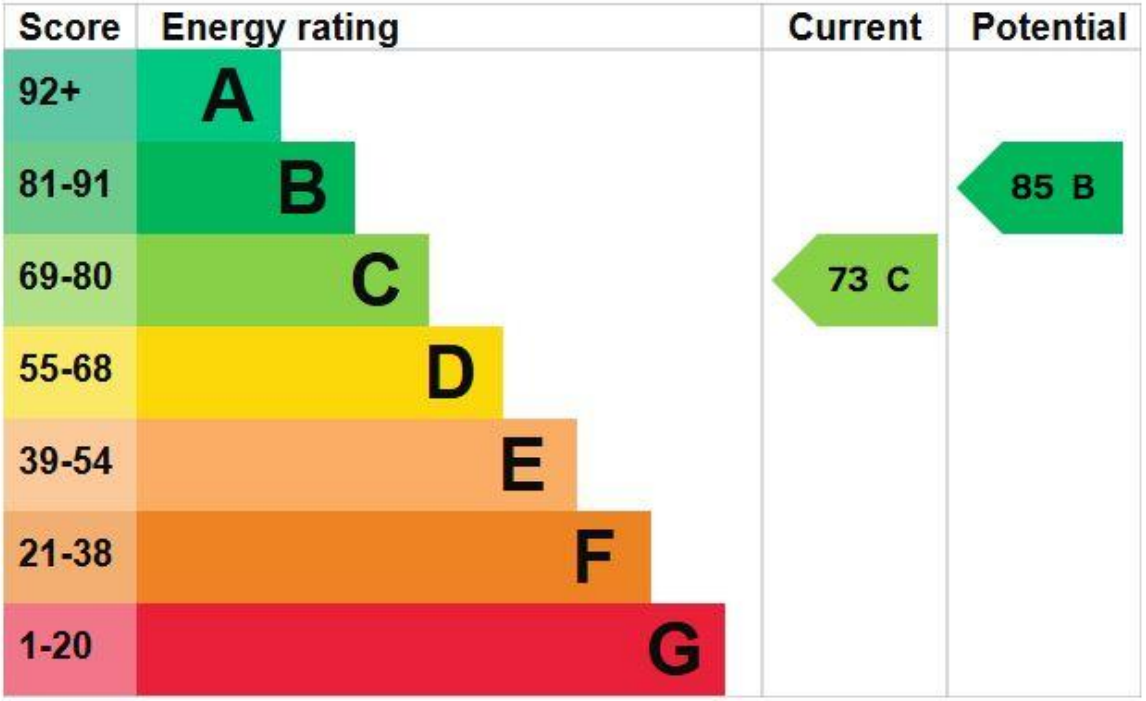
BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over.



OUTSIDE: Gardens to the front and drive providing parking for several cars. Carport to the side. Paved patio area and raised lawn garden to the rear. Brick built shed and timber shed.






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

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.