

Victoria Road

MS11327



MOLD

£150,000

School House, Victoria Road, MOLD, Flintshire, CH7 1EW
£150,000 MS11327



DESCRIPTION: An attractive period detached property which is in an excellent location for the Town Centre shops and services. The property is in need of refurbishment. and the spacious accommodation briefly comprises:- entrance hall, lounge, dining room, kitchen, 3 generous bedrooms and bathroom. Garden to the front and rear courtyard with attractive brick built shed with slate pitched roof which would lend itself to office/studio or workshop. Gas heating and double glazing. There is no parking but potential subject to approval from the local authority.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER
Viewing by arrangement through ShottonOffice
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Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: From The Cross in Mold proceed left into Wrexham Street and take the first left into Grosvenor Road. After a short distance turn right into Victoria Road and the property will be seen on the right hand side next to the school.

LOCATION: Town centre location being adjacent to a popular primary school and within walking distance of local shops and services.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, double glazed front door and window. Under stairs storage.

LOUNGE: 17'(max to bay window) x 13' (5.18m x 3.96m) Radiator and double glazed window.



DINING ROOM: 13' x 11' (3.96m x 3.35m) Radiator and double glazed window. Laminate floor.



KITCHEN: 12' 11" x 9' (max) 6' (min)(3.94m x 2.74m) Radiator and two double glazed windows. Single stainless steel sink unit with storage below and wall and base units with work surface over. Tiled floor.



STAIRS AND LANDING: Built in storage cupboard.

BEDROOM 1: 13' x 11' (3.96m x 3.35m) Radiator and double glazed window.



BEDROOM 2: 13' x 9' (3.96m x 2.74m) Radiator and double glazed window.



BEDROOM 3: 14' x 8' (4.27m x 2.44m) Radiator and double glazed window.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



OUTSIDE: Single access gate to lawn gardens to the front and hard landscaping to the side leading to a court yard with attractive brick built building with pitched slate roof.

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