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**55 Connah's Quay Road, Northop, Mold,  
CH7 6GP**

**£2,500**



**EPC - C77    Council Tax Band - G    Deposit - £2,500**

# Connah's Quay Road, Mold 5 Bedrooms - House - Detached

Nestled on Connah's Quay Road in the charming village of Northop, Mold, this impressive detached house offers a perfect blend of space and comfort. This property is ideal for families seeking a welcoming home.

The residence boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. Each room is designed to create a warm and inviting atmosphere, making it easy to host gatherings or enjoy quiet evenings with loved ones.

## Open Plan Kitchen/Living Room

33' 1" x 10' 8"

This open plan kitchen and living room is a bright and spacious area. It features a large central island with a white quartz countertop and multiple pendant lights hanging above, providing ample space for dining and socialising. The kitchen is fitted with a bespoke oak kitchen by Todd James of Wilmslow in a soft green shade, integrated high quality appliances, and a stylish tiled floor laid in a herringbone pattern. Sliding glass doors open out onto the garden, offering a lovely view and plenty of natural light.

## Lounge

18' 8" x 12' 4"

This spacious lounge features a large bay window that fills the room with natural light. The walls are painted a deep blue, complemented by matching panelling and soft light carpeting. A modern fireplace with a clean white surround creates a cosy focal point, while ample seating is arranged to enjoy the relaxing atmosphere.

## Diner

12' 7" x 8' 10"

This formal dining room is filled with natural light through the window dressed with curtains. Neutral carpeting and pale walls provide a calm setting. This room is currently being used as a playroom.

## Utility Room

6' 8" x 5' 7"

The utility room is a practical space fitted with plenty of storage and connects to the kitchen area, providing convenient access for household tasks.

## Hall

This welcoming hallway features light walls and bright herringbone flooring, with a staircase leading to the upper floor. A small bench with storage sits near the entrance, and a door leads to the kitchen area. The hall is spacious and airy, creating a pleasant first impression.

## Landing

The landing area at the top of the stairs is bright and spacious, with carpeting and neutral decor. Doors lead off to all the bedrooms and bathrooms, and a large window provides natural light. The staircase balustrade is painted in a classic black, adding a touch of traditional elegance.

## Bedroom 1

12' 6" x 11' 1"

This master bedroom benefits from neutral tones, including soft carpeting and a light headboard detail running along the wall behind the bed. Large windows offer plenty of natural light, with shutters to control privacy. There is also a walk in wardrobe and an ensuite bathroom for added convenience.

## Bedroom 2

12' 5" x 10' 4"

Bedroom 2 is a comfortable twin room with soft carpeting and neutral decor. It features two single beds, a window with curtains, and a mix of furniture including a chest of drawers, making it suitable as a study area or children's bedroom.

## Bedroom 3

12' 8" x 10' 6"

Bedroom 3 is a bright room with a large window and neutral tones throughout. It offers a good amount of space and is currently set up with a dressing area or wardrobe space nearby.

## Bedroom 4

10' 0" x 8' 2"

Bedroom 4 is a smaller double room with neutral carpeting and curtains. It is simply decorated and offers a quiet space with a window overlooking the garden.

## Bedroom 5

12' 3" x 7' 0"

Bedroom 5 is a narrow room currently used as a dressing room. It has neutral walls and carpeting with a window providing natural light.

## Bathroom

8' 4" x 8' 2"

The family bathroom is decorated with a mix of patterned wallpaper and white tiled walls. It features a bathtub with shower, a toilet, and a sink with vanity unit, all set on a herringbone tiled floor matching the rest of the ground floor.

## Ensuite

5' 1" x 4' 9"

The ensuite bathroom to the master bedroom is compact and practical with a shower, toilet, and basin. The space is finished with neutral tiling and simple styling for convenience.

## Dressing Room

This bright and airy dressing room offers plentiful storage with built-in wardrobes on either side. A vanity table sits beneath a window with blinds, making this an ideal space for getting ready with plenty of natural light.

## Rear Garden

The rear garden is a generous, well-maintained lawn bordered by mature hedges and fencing for privacy. There is a paved patio area directly outside the kitchen and living room with easy access through large sliding doors, perfect for outdoor dining and relaxing with ample space for children and pets to play.

## Garage

17' 9" x 15' 10"

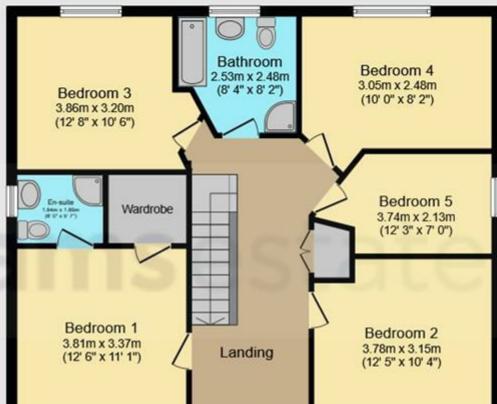
This garage offers ample space for parking and storage, with a wide door and direct access from the driveway, as well as side access to the rear garden.





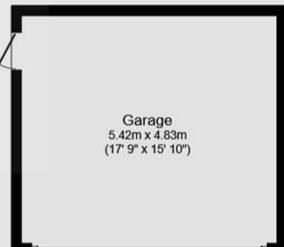
Ground Floor

Floor area 84.3 sq.m. (908 sq.ft.)



First Floor

Floor area 83.6 sq.m. (900 sq.ft.)



Garage

Floor area 26.2 sq.m. (282 sq.ft.)

Total floor area: 194.1 sq.m. (2,089 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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