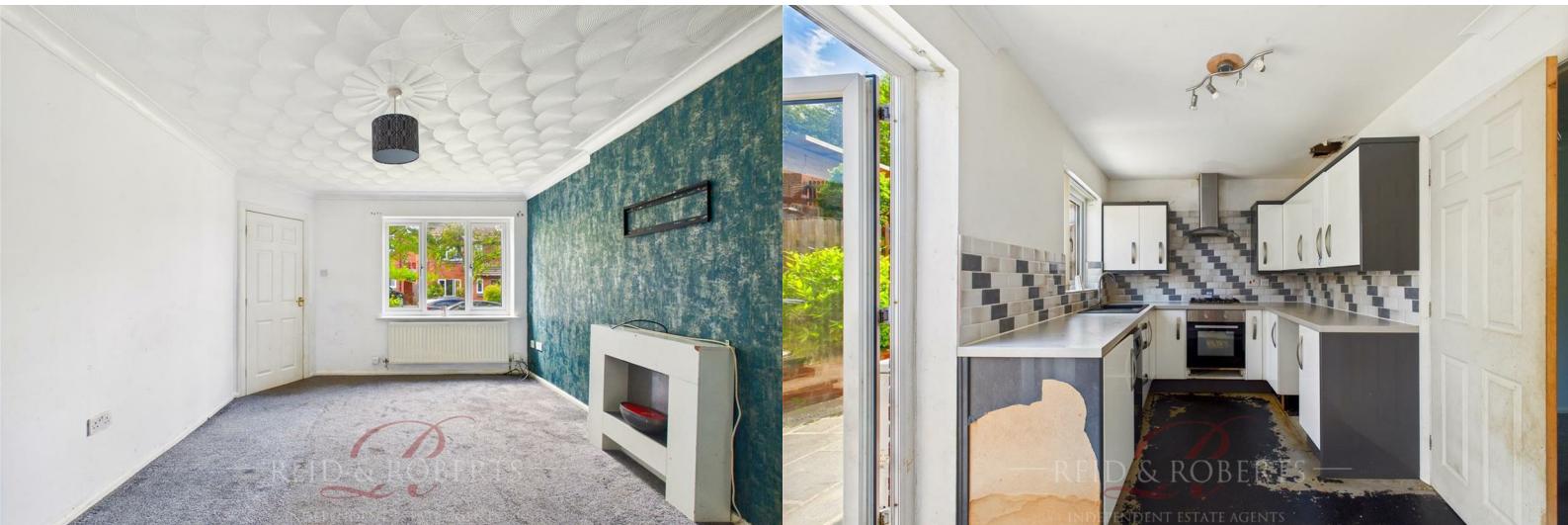




**2 Northop Close**  
Connah's Quay, CH5 4FW

**£175,000**



# 2 Northop Close

## Connah's Quay, CH5 4FW

£175,000



### PUBLIC NOTICE

We are acting in the sale of the above property and have received an offer of £178,200 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

### Accommodation Comprises

The property is approached via a front tarmac driveway with a paved patio area leading to a UPVC door with glass frosted inset.

### Entrance Hallway

A spacious entrance hallway with wall mounted electric fuse box, frosted UPVC window to the front, single panel radiator, and stairs to the first floor.

### Lounge

Bright lounge with a large UPVC window to the front, single panel radiator, coved ceiling, and understairs storage.

### Kitchen

The kitchen comprises of wall and base units, composite sink, electric oven, gas hob, extractor, and space for appliances. Double UPVC doors open to the rear garden. Plenty of space for a dining table, double panel radiator, and coved ceiling.

### Landing

Containing a UPVC window, loft access, and textured ceiling.

### Bedroom One

A double bedroom with rear facing UPVC window, single panel radiator, and textured ceiling.

### Bedroom Two

The second bedroom is another double bedroom with front facing UPVC window, single panel radiator, and textured ceiling.

### Bedroom Three

Bedroom three is a good sized single bedroom with a decorative arched window.

### Family Bathroom

The bathroom comprises of a double shower cubicle, vanity with WC and sink, heated towel rail, extractor fan, tiled walls and flooring, and frosted UPVC window to rear.

### Garden

The rear garden is tiered and designed for low maintenance while offering excellent outdoor space. With a patio, tarmac section, lawn, and gravel seating area, this outdoor space is perfect for entertaining, private and sunny.

### EPC Rating C

### Council Tax Band D

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

## Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

## Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCCOMPANIED VIEWINGS 7 DAYS A WEEK

## Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

## Would you like to arrange a viewing?

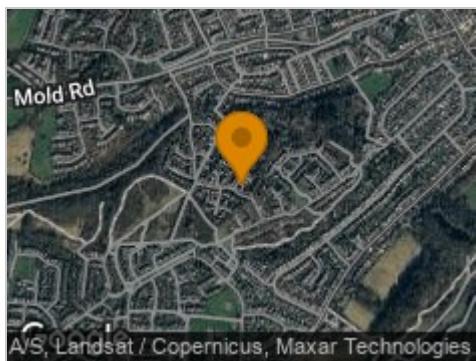
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



## Road Map



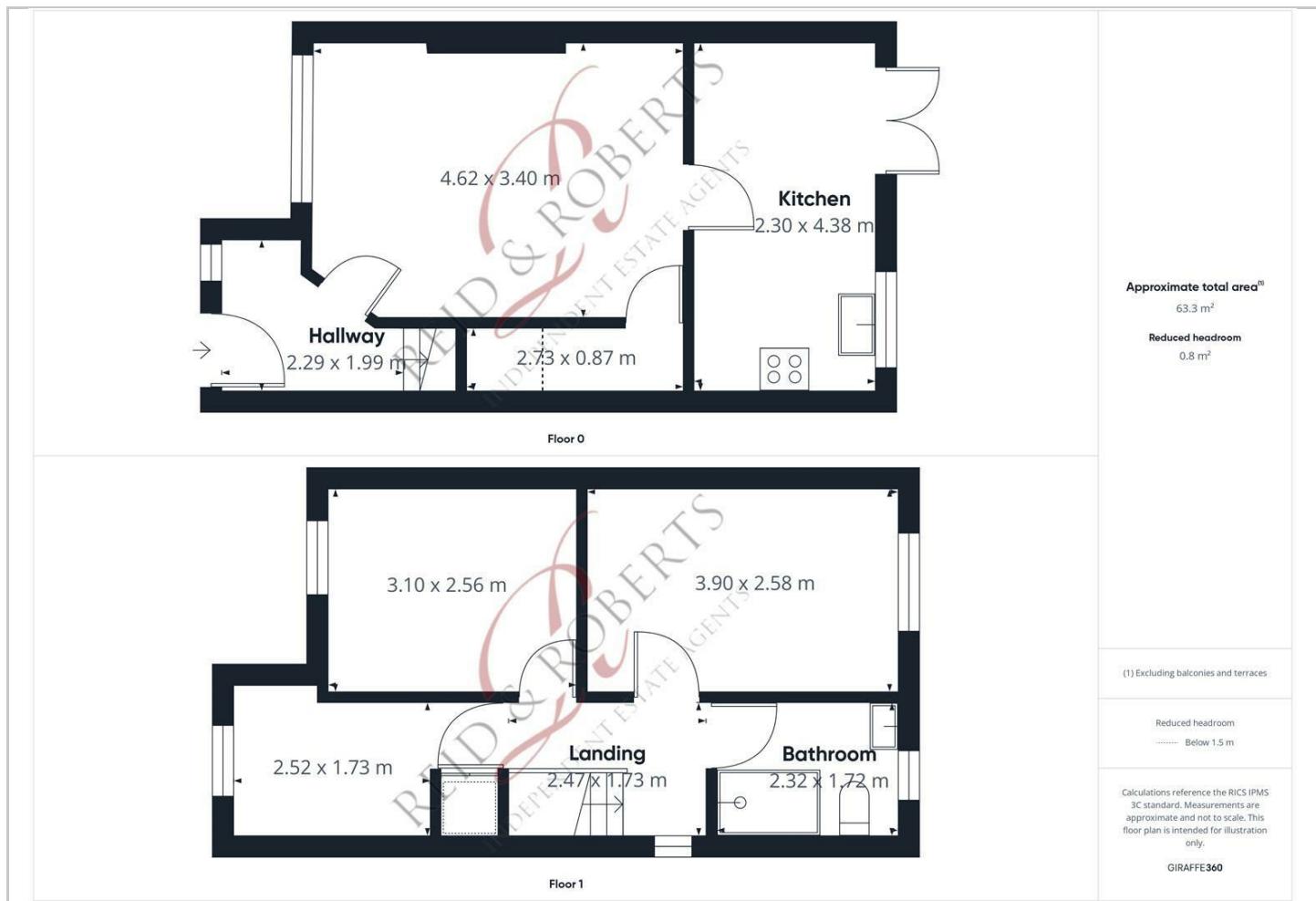
## Hybrid Map



## Terrain Map



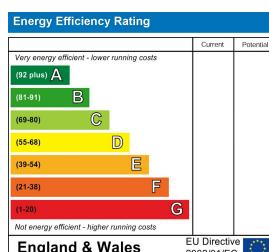
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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