



Village Road, Northop Hall
Mold


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers Over **£425,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Maison De Reves Village Road

Northop Hall, Mold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- LARGE 4 DOUBLE BEDROOM FAMILY HOME
- DETACHED PROPERTY BESPOKE BUILT IN 1974
- AMPLE OFF ROAD PARKING ON A SECURE GATED DRIVEWAY
- 0.06 ACRE Paddock WITH STABLES AND WORKSHOP
- DETACHED DOUBLE GARAGE WITH OFFICE / STUDIO ABOVE
- POTENTIAL FOR ANNEX
- BEAUTIFUL VILLAGE LOCATION CLOSE TO SHOPS, PUB AND SCHOOL
- EASY ACCESS TO CHESTER, LIVERPOOL AND MANCHESTER
- CHAIN FREE
- UNLIMITED POTENTIAL



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Entrance Hallway

Accessed via a solid Oak door is a large and inviting entrance with double glazed window to the front, ornate glazed double doors opening to the lounge, doors to bathroom, sitting room and kitchen and a storage cupboard, wall mounted radiator, stairs to the first floor

Lounge

26' 0" x 14' 0" (7.93m x 4.27m)

An impressive 26ft lounge with double glazed windows to the front, ornate log burner with brick feature surround, wall mounted radiator, opening to the conservatory

Conservatory

10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed windows to sides and rear overlooking the main garden, french doors opening to the rear garden, parquet wood floor

Bathroom

A white suite comprising a corner bath, pedestal wash hand basin and low level WC, tiled walls, obscure double glazed window to the rear, towel radiator

Sitting Room

13' 0" x 10' 0" (3.96m x 3.05m)

Double glazed window to the rear, parquet wood floor, wall mounted radiator



Kitchen

14' 0" x 14' 0" (4.27m x 4.27m)

A fitted kitchen with a range of wall, drawer and base units, plumbing for washing machine and dishwasher, space for a fridge freezer, built in eye level double oven, electric hob with extractor an over, tiled floor, double glazed window to the rear, feature ceiling oak beams, obscure double glazed floor opening to the rear garden, archway opening to the dining room

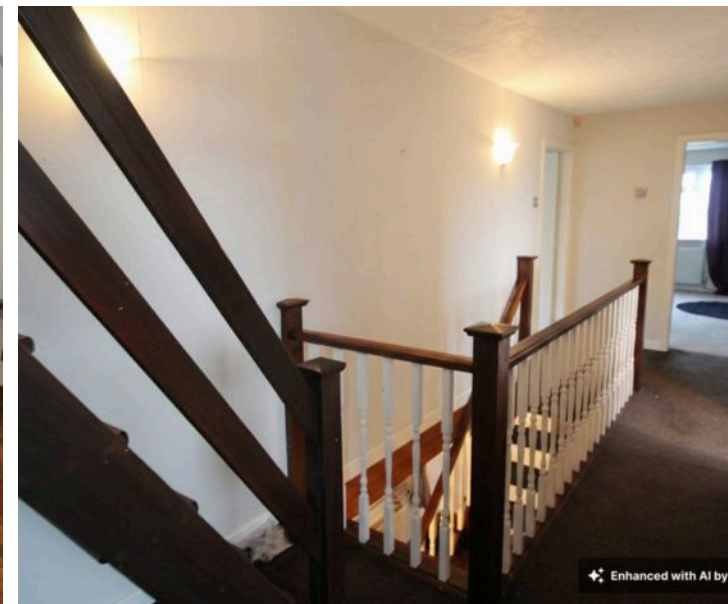
Dining Room

14' 6" x 2' 10" (4.45m x 0.86m)

Double glazed window to the front, wall mounted radiator

First Floor Landing

Doors to bedrooms, bathroom and separate WC, double glazed window to the front, stairs to the attic, wall mounted radiator



Bedroom One

18' 0" x 14' 0" (5.49m x 4.27m)

A large a bright room with double glazed window to the side, wall mounted radiator, built in wardrobe, wash hand basin vanity unit

Bedroom Two

18' 0" x 14' 0" (5.49m x 4.27m)

A large a bright room with double glazed window to the side, wall mounted radiator, built in wardrobe, wash hand basin vanity unit

Bedroom, Three

10' 5" x 10' 5" (3.18m x 3.18m)

Double glazed window to the front, wall mounted radiator

Bedroom Four

10' 5" x 10' 5" (3.18m x 3.18m)

Double glazed window to the front, wall mounted radiator

Attic

Accessed via a solid staircase with a loft latch, there is ample storage space

Home Office / Annex

18' 0" x 10' 8" (5.49m x 3.25m)

Accessed via a staircase above the detached double garage with double glazed windows to the front and rear, sink unit and ample eaves storage





REAR GARDEN

A private rear garden laid to lawn with pathway patio area, access to the detached garage and access to a private sun terrace with gated access to the rear paddock, access to the front via iron gates

GARDEN

Set to the rear of the property is a lower level paddock area with a brick built mini stable and a brick built workshop/stable area. Accessed from the driveway via a timber gate it would make an ideal additional family garden or for residential livestock such as miniature goats, chickens etc, the current owners have advised they have previously kept Shetland ponys

GARDEN

A private sun terrace, enclosed and secure and laid to paving, adjacent to the garage/home office

DOUBLE GARAGE

3 Parking Spaces

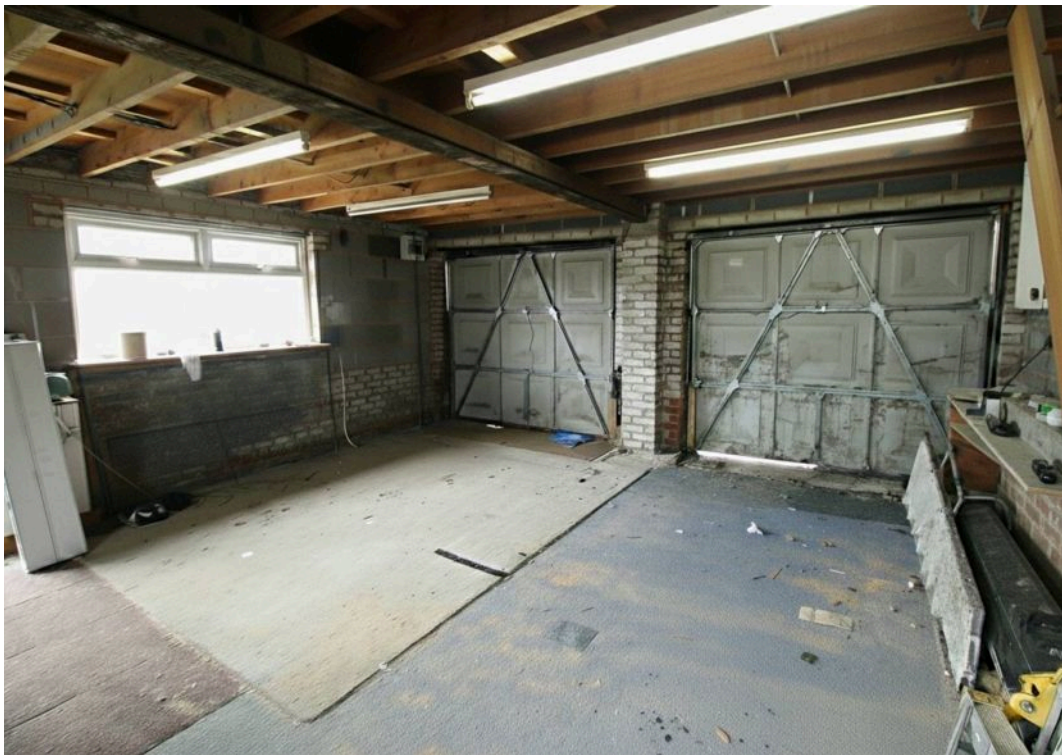
A detached double garage accessed from the driveway via two up and over doors with power points and lights, pedestrian access to the rear garden. A timber staircase leading to a home office on the first floor

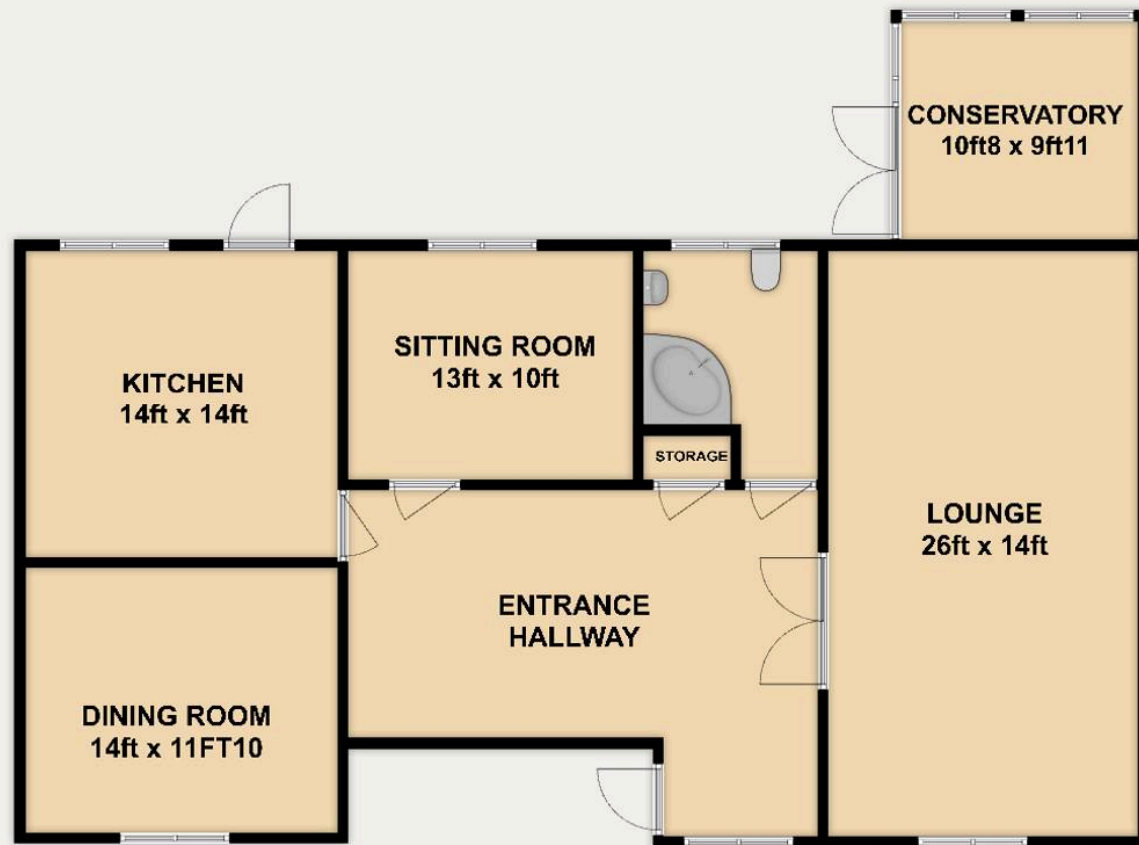
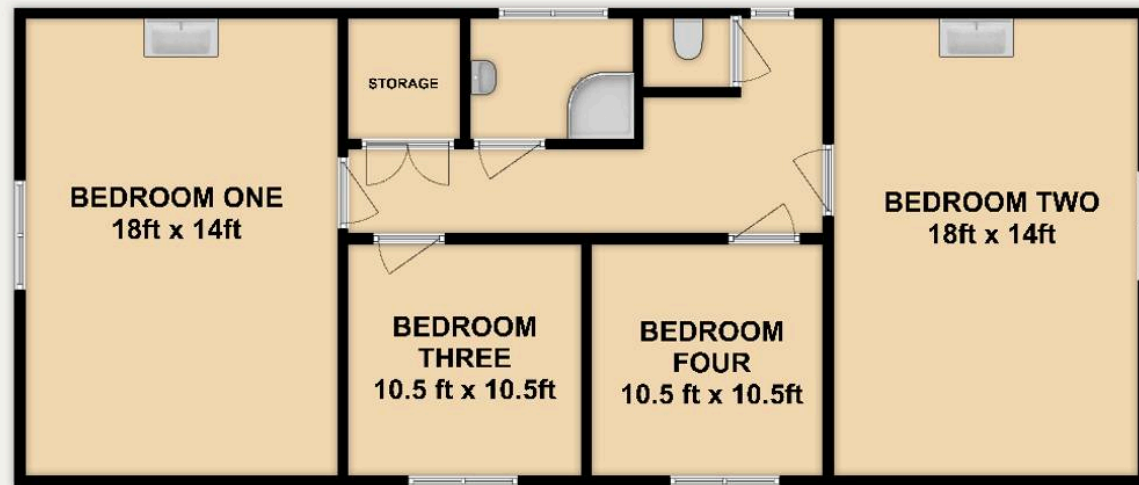
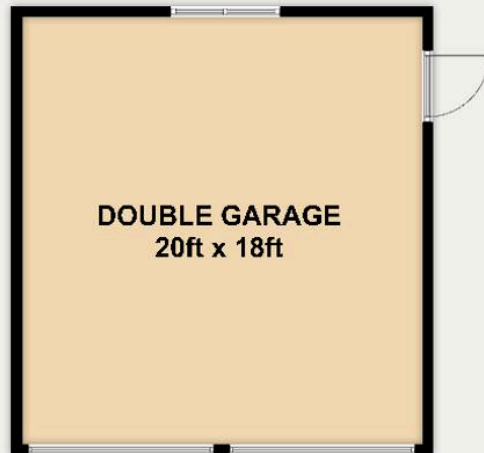
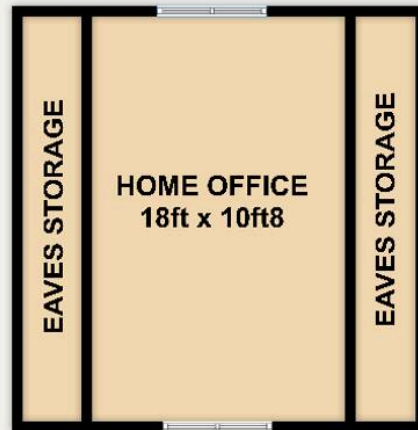
DRIVEWAY

10 Parking Spaces

A large driveway accessed via iron gates to both sides of the property, parking to the front of the garage plus additional parking to the side









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To arrange a viewing please contact

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