



Moldsdale Road, Mold

CH7 1US


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£230,000**

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

3 Moldsdale Road

Mold, Mold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- CLOSE TO MOLD TOWN CENTRE
- EXCELLENT ACCESS TO LOCAL SCHOOLS
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- 2 BATHROOMS
- CHAIN FREE


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Entrance Hallway

Wall mounted radiator, dado rail, PVC double glazed windows to front and side, stairs to the first floor, under stairs storage cupboard, wood panelled door opening to the lounge

Lounge/Diner

20' 6" x 13' 4" (6.25m x 4.06m)

PVC double glazed window to front aspect, PVC double glazed french door opening to the rear garden, two wall mounted radiators, wall mounted gas fire with oak mantle and marble back piece and hearth, solid wood floors, wood panelled door opening to the kitchen

Kitchen

12' 9" x 10' 6" (3.89m x 3.20m)

A range of fitted wall, drawer and base units, worktop with inset gas hob with oven built in under and canopy extractor hood over, inset composite 1.5 bowl sink unit with mixer tap, space for a fridge freezer and plumbing for a washing machine, tiled splashbacks, tiled floor, wall mounted radiator. PVC double glazed window to side aspect, bi fold door opening to a large pantry cupboard, panelled door opening to a downstairs WC and obscure PVC double glazed door opening to the rear garden

Downstairs WC

Close coupled WC, wall mounted Worcester combination boiler, obscure PVC double glazed window to rear

Landing

PVC double glazed window to side aspect, panelled doors to bathroom, bedrooms and storage cupboard, access to roof space



Family Bathroom

7' 5" x 5' 4" (2.26m x 1.63m)

A modern white suite comprising a panelled bath with power shower plumbed in over, vanity wash hand basin with cupboards under and enclosed cistern WC. Two obscure PVC double glazed windows to rear, part panelled walls, wall mounted chrome towel radiator

Bedroom One

13' 0" x 10' 4" (3.96m x 3.15m)

PVC double glazed window to front aspect, wall mounted radiator

Bedroom Two

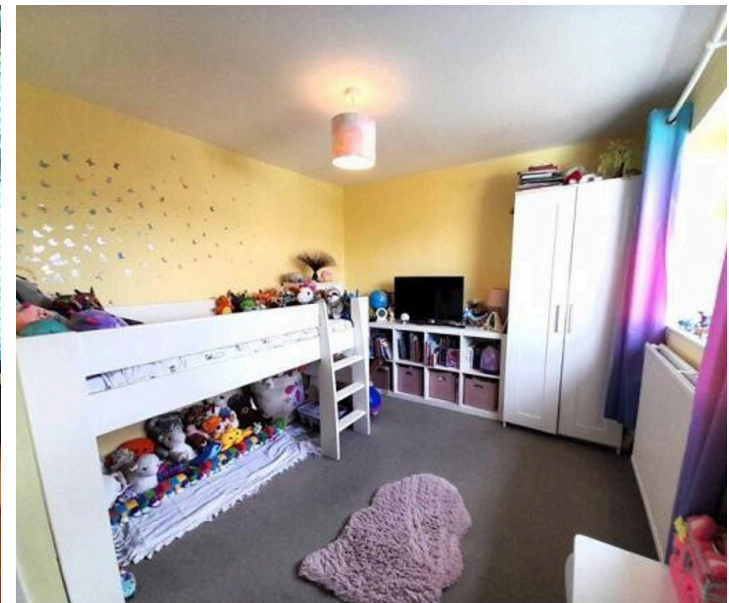
13' 9" x 10' 4" (4.19m x 3.15m)

PVC double glazed window to rear aspect, wall mounted radiator, built in wardrobe

Bedroom Three

10' 5" x 6' 4" (3.18m x 1.93m)

PVC double glazed window to front aspect, wall mounted radiator, door to over stairs built in wardrobe





REAR GARDEN

A 40ft garden laid to lawn with a wealth of mature trees, shrubs and flower beds and a paved patio area. Timber fence surround with a timber storage shed, access to front via a timber gate.

FRONT GARDEN

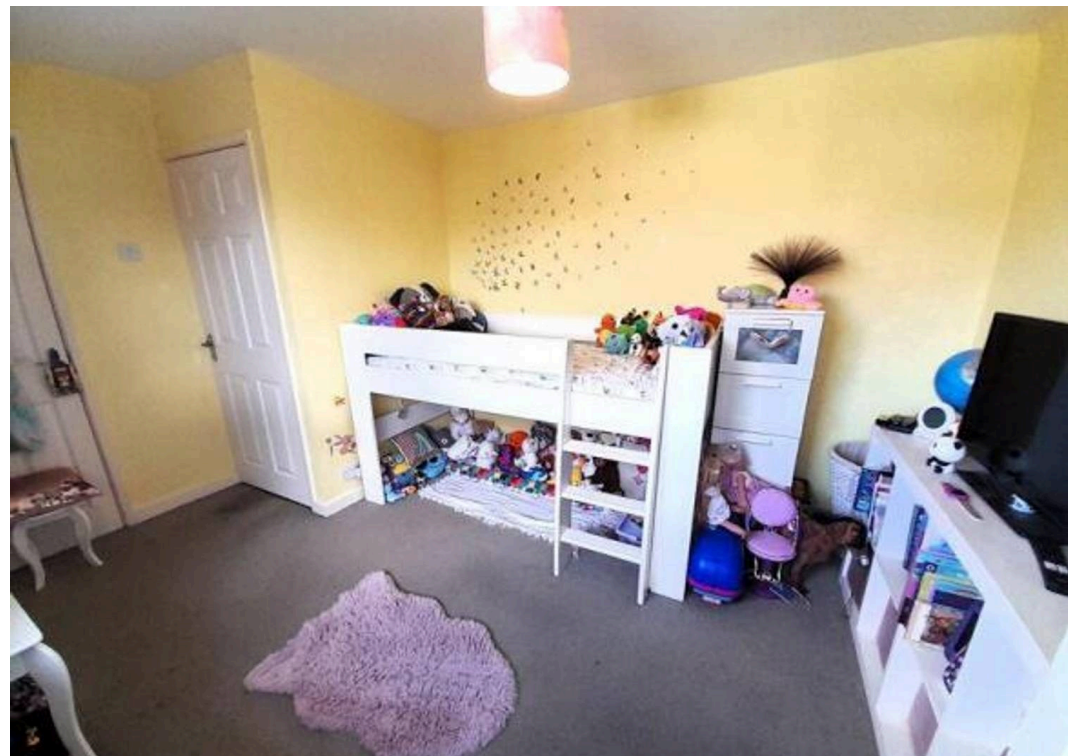
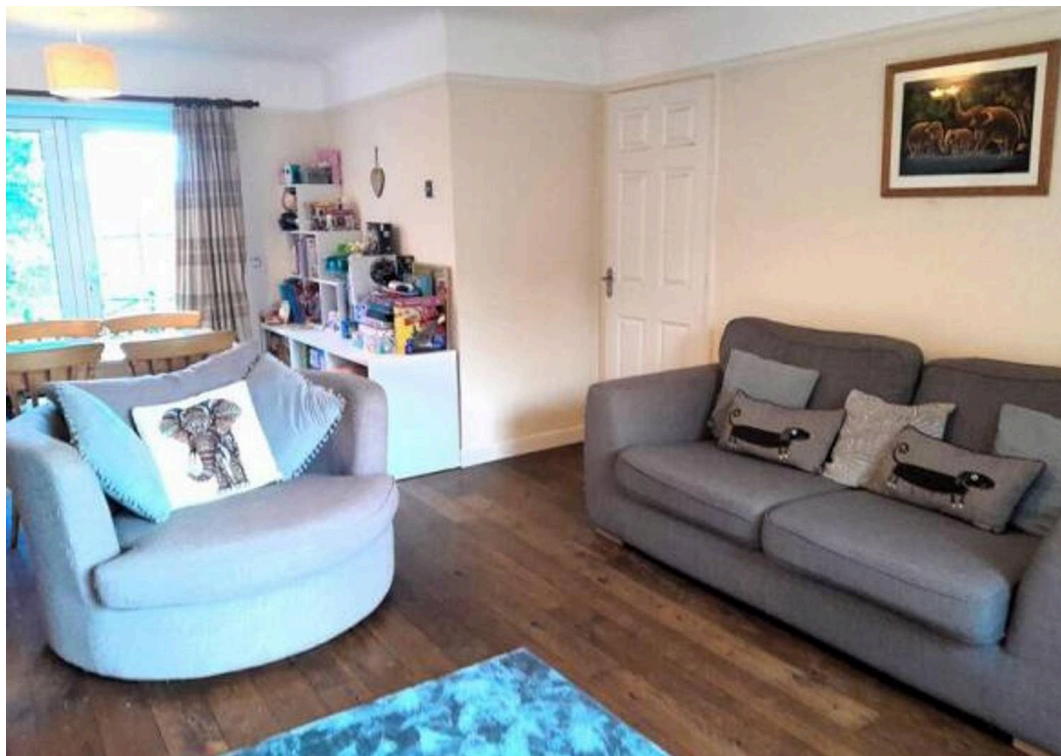
Set back from the road with a front garden laid to lawn with a wealth of mature shrubs, trees and flowerbeds. Off road parking for 2 vehicles accessed via a black iron gate with access to the rear garden via a timber gate. Pathway leading to a composite door which opens to the entrance hallway.

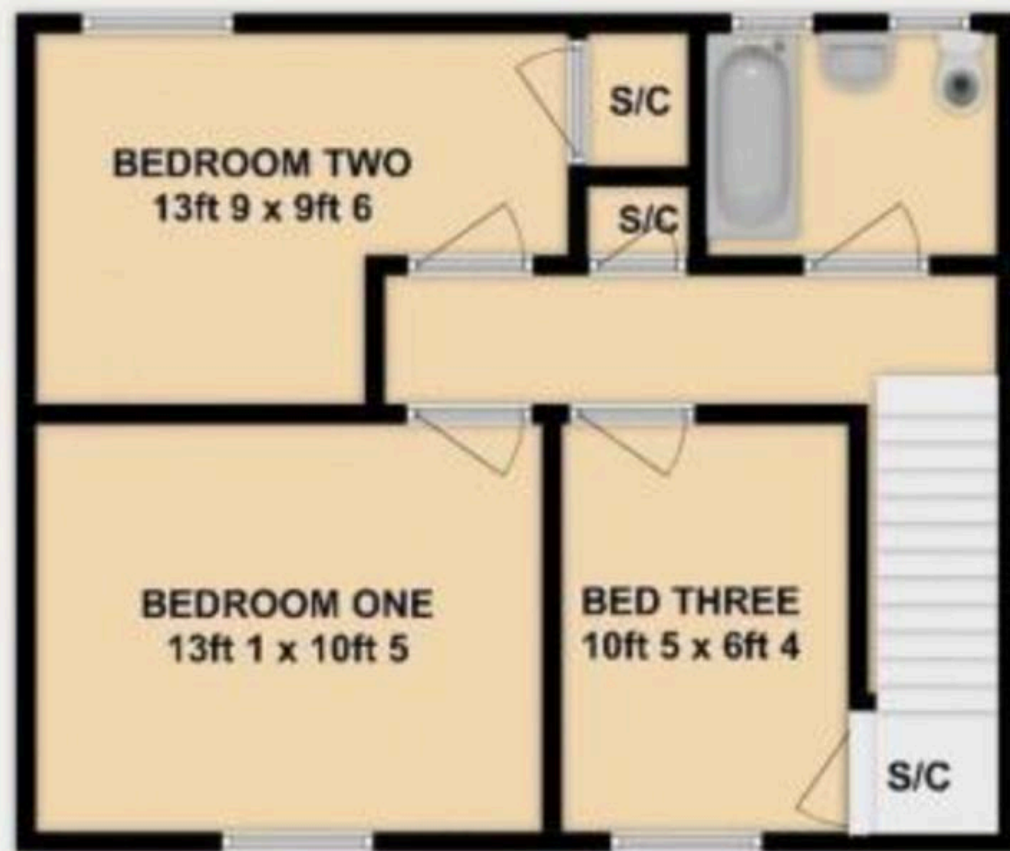
DRIVEWAY

2 Parking Spaces

Hardstanding driveway offering off road parking for circa 2 vehicles








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Call Swain Hennessey Estate Agents on 01352 741 821 to arrange a viewing

Have a property to sell? Please call us to arrange a free, no obligation sales valuation of your property

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