

williams estates



**Homestead Church Road, Northop,
Flintshire, CH7 6BS**

£325,000

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EPC - D57 Council Tax Band - F Tenure - Freehold

Church Road, Northop

3 Bedrooms - House - Detached

This Three bedroom detached family house occupies a sought after location in the popular village of Northop, It requires a scope of modernisation but provides excellent living accommodation to include an Enclosed Porch, Reception Hallway, Living room with Open Fire, Kitchen and sun room. To the First Floor you will find: Three Bedrooms and a Three Piece Family Bathroom. Outside the property is approached via a Driveway leading upto a Detached Single Garage. Gardens can be found to the front and rear of the property and are planted with mature shrubs and bushes to the boundaries. The property also has the added benefits of Gas Central Heating.

EPC-D57 Tenure- Freehold. Council Tax Band-F

Location

Northop village is surrounded by rural countryside, yet is only two minutes drive from the A55 North Wales Expressway linking the North Wales Coast with Deeside, Chester and beyond. Mold town centre is approximately 10 minutes drive.

Accommodation

Glazed timber door leading to:

Entrance Porch

With part glazed door leading to the reception hall, glazing to the front aspect and tiled flooring.

Entrance Hallway

With doors off to the downstairs accommodation, under stairs storage cupboard, stairs raising to the first floor and radiator.

Living Room

12'10" x 11'11"

With traditional box bay window overlooking the front garden, original wood block Parquet flooring, radiator and picture rail.

Kitchen/Diner

14'9" x 11'6"

Spacious room with ample space for a dining table with double drainer sink, base and wall units, electric cooker point, tiled floor and box bay window overlooking the private rear garden. With traditional pantry cupboard with shelving and glazed window to the side elevation. Door to the rear vestibule.

Rear Vestibule

With door leading to the w.c and external timber door leading to the rear garden.

Garden Room

12'6" x 11'9"

With radiator and glazed windows and door overlooking the garden.

W.C

With low level flush W.C and wash basin.

First Floor Landing

Loft access hatch, and double glazed window to the side elevation and storage cupboard.

Bedroom One

12'10" x 11'10"

With radiator, built in cupboard and double glazed window to the front elevation.

Bedroom Two

11'11" x 11'6"

With corner shower built in wardrobes and double glazed window to the rear overlooking the garden.

Bedroom Three

9'1" x 5'11"

With double glazed window to the front and fitted cupboard which houses the combi boiler.

Bathroom

6'1" x 5'9"

The bathroom is fitted with a coloured three piece suite to include a panelled bath with electric shower over, low level w.c, pedestal sink, radiator and tiled walls and obscured glazed window to the rear elevation.

Garage

19'8" x 11'10"

With pitched roof and timber glazed doors, power and light. Personal door leading to the rear garden.

Outside

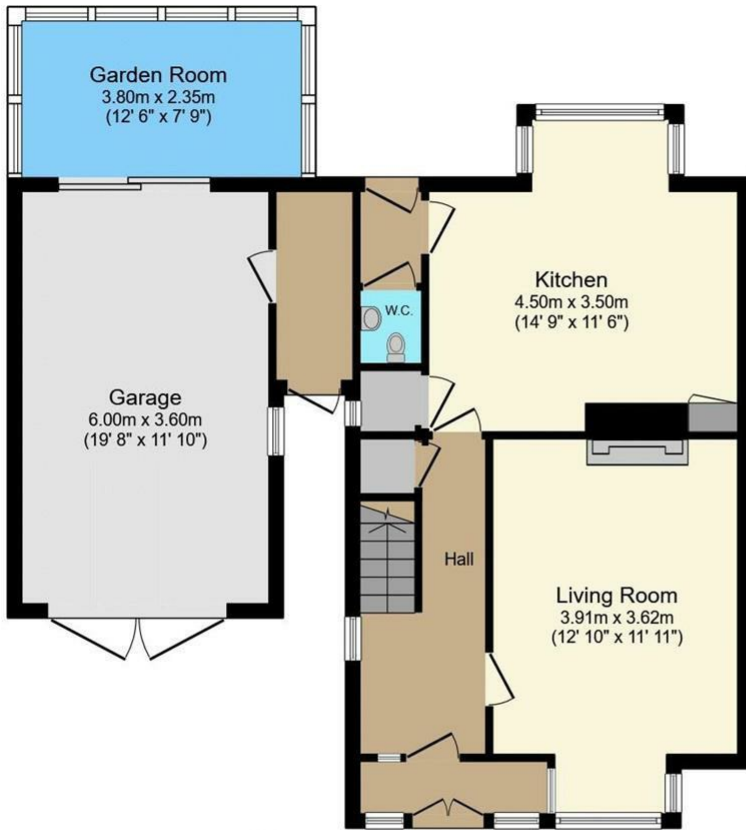
The property is approached via brick built pillars and long driveway leading to a detached garage and pathway to the front and rear. The front garden is laid with river gravel and is planted with a range of shrubs and evergreen plants.

A Pathway leads through a doorway to the private rear garden which is larger than average and is planted with variety of shrubs and trees. A timber gives access to the rear of the garage and there is also a greenhouse.

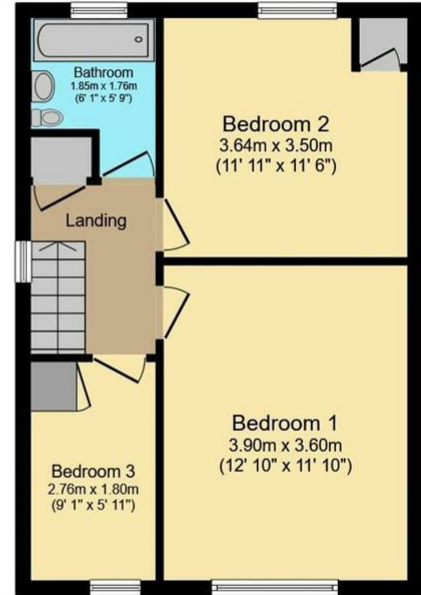
Directions

From our office in Mold proceed down Chester Street and at the roundabout take the first left, at the second roundabout the fourth exit following the signs for Queensferry and on reaching the traffic lights bear left at the signpost for Sychdyn/Northop. Follow the road through Sychdyn and into Northop. On reaching the traffic lights proceed straight ahead and then second right immediately before the church onto Church Road. The property will then be found on the right hand side.





Ground Floor



First Floor

Total floor area 131.5 m² (1,415 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.