



**93 St. Peters Park, Northop, Mold,
Flintshire, CH7 6YU**

£380,000

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EPC - D66

Council Tax Band - F

Tenure - Freehold

St. Peters Park, Mold

4 Bedrooms - House - Detached

A well presented four bedroom detached house with ample off street parking and garage together with an enclosed rear garden, located a popular residential estate, close to the centre of Northop village and with easy access for the A55 Expressway. The accommodation offers an entrance porch, reception hall, cloakroom, living room with leading through to the dining area, fitted kitchen, utility room. To the first floor there are four good sized bedrooms, one with fitted wardrobes and en-suite and refurbished bathroom. Internal viewing highly recommended as ready to move into.

Council Tax Band-F Tenure- Freehold. EPC-D-66



Description

A four bedroom detached extended family home situated on a corner plot having gas central heating and double glazing, gardens and integral garage located in the popular village of Northop, close to the A55 expressway and also Mold town centre amenities.

Accommodation

The property is entered by a part glazed composite front door having glazed panels to either side giving access to:

Entrance Porch

Of good size with uPVC double glazed window, having obscure glass to the side elevation, tiled floor and hardwood glazed door gives access to:

Reception Hall

Staircase off to the first floor, under stairs storage cupboard, radiator and doors off

Living Room

21'9" x 13'3" (6.63 x 4.04)

uPVC double glazed window to the front elevation, feature gas fire, marble effect hearth, TV point, radiator and arch leading to

Dining Room

8'9" x 5'11" (2.68 x 1.81)

Sliding patio doors lead to the rear garden and radiator.

Kitchen

14'2" x 10'0" (4.34 x 3.07)

Having a full range of base and wall mounted cupboards and drawers, complimentary work surfaces, one and a half bowl sink with mixer tap, space for oven, having a stainless steel extractor hood above, stainless steel splash back, part tiled splash backs, space for fridge freezer, integrated dishwasher, large uPVC double window overlooking the private rear garden and vinyl flooring. Door leads into the hallway and a further door into

Utility Room

6'11" x 6'4" (2.11 x 1.95)

Obscured double glazed window to the side elevation, stainless steel sink, void and plumbing for washing machine, Worcester central heating and hot water boiler, tiled splash back, base and matching wall units and double glazed uPVC door leads to the garden.



Cloakroom

Low level WC, wall mounted wash hand basin, tiled splash back, double glazed window having frosted glass, radiator and laminate flooring.

Stairs from Hall to Landing

uPVC double glazed window, two entrances to the loft space one having a drop down ladder.

Bedroom One

11'6" x 10'2" (3.51 x 3.11)

With a range of shaker style built in wardrobes, double glazed window and radiator. Access to:

En Suite

8'0" x 6'0" (2.44 x 1.83)

uPVC double glazed window, wall hung wash hand basin having a mixer tap, low level WC, fully tiled shower cubicle having a waterfall shower head, fully tiled walls and graphite towel rail,

Bedroom Two

10'0" x 8'7" (3.06 x 2.63)

Spacious airy room having a uPVC double glazed window and radiator.

Bedroom Three

12'0" x 11'1" (3.66 x 3.39)

uPVC double glazed window and radiator.

Bedroom Four

8'9" x 8'0" (2.67 x 2.46)

uPVC double glazed window to the front elevation and radiator.

Bathroom

Recently refitted bathroom comprising of a panel bath having shower over, low level WC, pedestal wash hand basin, fully tiled walls, chrome heated towel rail, two obscure double glazed windows to the rear and to the side elevations.

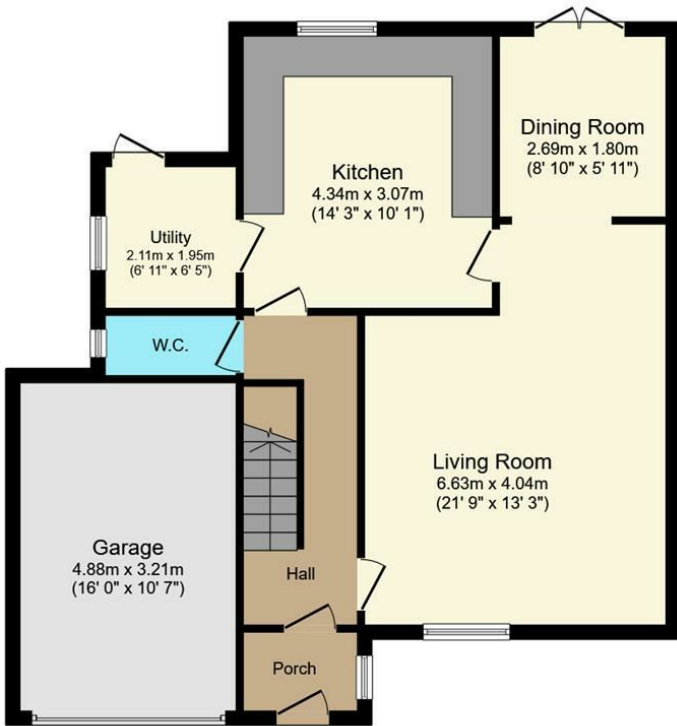
Outside

The property is approached via a concrete driveway which leads to a single garage and provides off road parking. There is also a further driveway for added off street parking. There are lawned gardens to the front and side. A wooden gate gives access to the rear garden which is principally laid to lawn, Indian stone patio, timber storage unit and timber fenced boundaries. Offering a private and sunny aspect.

Directions

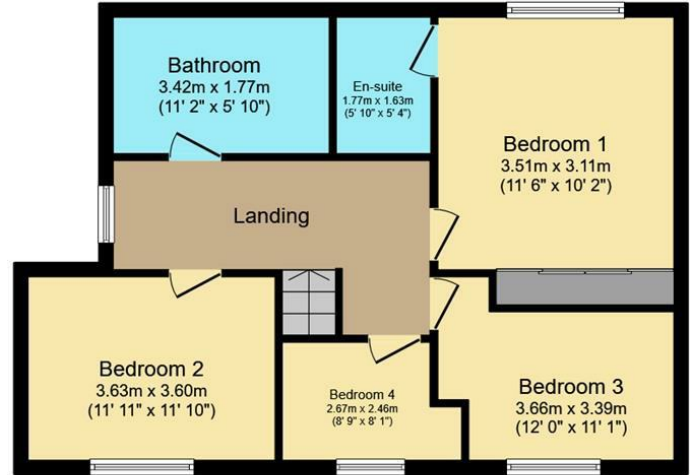
Proceed from our Mold office right to the roundabout and take the first exit off to the next roundabout. Take the third exit off and continue to the traffic lights. Turn left and proceed through the village of Sychdyn to a further set of traffic lights at Northop Hall. Continue through the light passing the Red Lion pub on the left and take the next left hand turning onto St Peters Park. Carry on along the road and the property can be seen on the right hand side.





Ground Floor

Floor area 80.0 m² (861 sq.ft.)



First Floor

Floor area 58.4 m² (628 sq.ft.)

TOTAL: 138.4 m² (1,489 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.