

REID & ROBERTS

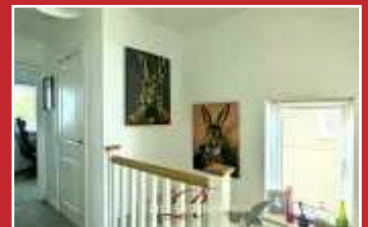
INDEPENDENT ESTATE & LETTING AGENTS

7 Fox Field, Northop

£240,000



- DESIRABLE VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- HIGH PERFORMING SCHOOLS NEARBY
- EXCELLENT TRANSPORT LINKS
- BUILT IN 2012



7 Fox Field, Northop

THREE BEDROOM MATURE END OF TERRACE *IMMACULATE THROUGHOUT* *CUL DE SAC POSITION*
IDEAL FAMILY HOME *VIEWING HIGHLY RECOMENDED*

Reid and Roberts are delighted to welcome to the market this stunning Three Bedroom End of Terrace house located on a modern, favourable development in the sought after village of Northop. This fantastic home, built by Redrow on a private road in 2012 has been exceptionally improved and maintained by the current owners leaving it ready to move in to.

Located in the noted village of Northop which has a Local Store/Post Office, Village Primary School and Two Public Houses. The award winning Northop Country Park Golf Course is also nearby. Northop is just 3 miles from the historic market town of Mold which provides a wide range of shops, primary schools, secondary schools, the famous Theatre Clwyd, and a number of supermarkets. In addition, the A55/A494 road networks are close by and these networks provide access to local areas such as Chester, Wrexham, Broughton and link to the main motorway networks in the North West Region.

Viewing is highly recommended to appreciate all that this property has to offer, set within a semi rural location with local amenities within walking distance along with easily accessible commuter routes.

ACCOMODATION COMPRISES

The property is accessed via 'stepping stones' set upon an easily maintainable front garden, with a tarmacked drive way providing 'off road' parking for a number of vehicles.

A composite red door leads into:

Entrance Hallway

With inset spotlights and wood effect laminate flooring, single panel radiator, wall mounted heating controls, under stairs cupboard proving ample storage space and void and plumbing for washing machine and drier appliances.

Stairs leading to the first floor accommodation.

Ground Floor W.C

Fitted with a two piece suite comprising corner wash hand basin and low level flush w.c. Complimentary high gloss tiled flooring, double glazed frosted window , single panel radiator and wall mounted fuse box.

Kitchen

4.430 x 2.479 (14'6" x 8'2")

Housing a range of wall and base units with

complimentary wooden work surfaces, white brick effect tiles, belfast sink with extendable mixer tap over, electric oven with four ring gas hob, extractor fan hood, space for fridge freezer, single panelled radiator, t.v aerial point, double glazed windows to the front elevation and high gloss tiled flooring. This family kitchen also provides space for a family dining area.

Lounge

4.62 x 3.06 (15'2" x 10'0")

This spacious living room is accompanied with wood effect laminate flooring, t.v aerial point, grey modern vertical radiator, boasting large UPVC french doors with matching side panels overlooking the enclosed rear garden and patio to enjoy the sunshine throughout the afternoon into the early evening.

STAIRS FROM HALLWAY LEAD TO

Master Bedroom

2.546 x 2.546 (8'4" x 8'4")

Fitted with wardrobes with a mirror sliding door, double glazed window overlooking the



7 Fox Field, Northop

rear garden and single panelled radiator.
Door leading into:

En Suite

Fitted with a three piece suite including a double shower cubicle with glass sliding door and tiled walls, wash hand basin with built in cupboard below and splashback tiling, low flush W.C and decorative tiled flooring.

Bedroom Two

2.916 x 2.437 (9'7" x 8'0")

This double bedroom has a double glazed window to the front elevation and single panelled radiator.

Bedroom Three

2.431 x 1.981 (8'0" x 6'6")

Currently utilised as an office this third bedroom has a double glazed window to the rear elevation and single panelled radiator.

Family Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin with built in cupboard and low level flush w.c. Partically tiled walls and decorative tiled flooring, double glazed window to the rear elevation, extractor fan and single panelled radiator.

Outside

Externally the property is approached via a tarmacked driveway to the side of the property providing 'Off Road' Parking for a number of vehicles. The rear garden is mainly laid to lawn with decorative stones to the borders. The rear the garden is fully enclosed and boasts a patio area ideal for al fresco dining for family entertaining.

Directions

From the Agents office in Mold continue down towards the roundabout taking the first exit

onto Lead Mills. At the next roundabout, take the fourth exit onto King Street and continue on to the traffic lights. Turn left at the lights and proceed through the village of Sychdyn continuing on to the next set of traffic lights where you will turn right. Take the left turn onto Fox Filed the follow the road to the right, turn right into the cul de sac where the property will be observed on the left hand side.

Council Tax Band D

EPC - TBC

Viewing Arrangements

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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make an Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

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









7 Fox Field, Northop

around. Telephone Mold office on 01352 700070.

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.

Misrepresentation Act 1967

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.

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 Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge with no obligation.

Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



FLINT - FFLINT
Sales Office: 52 Church Street
Flint, Flintshire CH6 5AE
Tel: 01352 762300
Email: flint@reidandroberts.com

FLINT - FFLINT
Lettings Office: 54 Church Street
Flint, Flintshire CH6 5AE
Tel: 01352 763300
Email: lettings@reidandroberts.com

HOLYWELL - TREFFYNNON
10 High Street, Holywell, Flintshire CH8 7LH
Tel: 01352 711170
Fax: 01352 715680
Email: holywell@reidandroberts.com

MOLD - YR WYDDGRUG
4 Chester Street, Mold, Flintshire CH7 1EG
Tel: 01352 700070
Fax: 01352 700091
Email: mold@reidandroberts.com