



PALMER

ESTATE AGENTS

**4 Newton Close, Northop Hall, Flintshire.
CH7 6YX**



£172,500

A semi detached house situated in a cul de sac in a sought after village location, convenient for access to the A55 Expressway.

- Semi detached house
- Two reception rooms
- Gas central heating
- NO ONWARD CHAIN
- Council Tax Band - D
- Three bedrooms
- Garage
- Cul de sac location
- Energy Rating - D



4 Newton Close, Northop Hall, Mold, CH7 6YX

A semi detached house situated in a cul de sac in a sought after village location, convenient for access to the A55 Expressway.

The accommodation comprises of two reception rooms and a fitted kitchen to the ground floor, whilst to the first floor there are three bedrooms and a family bathroom. Gas central heating and double glazing are provided. Externally, there are gardens to the front and rear, with off road parking and a garage.

The property is available for purchase with the benefit of NO ONWARD CHAIN.

ACCOMMODATION:

Aluminium double glazed door with side panel to;

Reception Hallway:

Laminate flooring. Panel radiator with thermostatic control valve. Meter cupboard. Mains operated smoke alarm. Clear half glazed door through to;

Sitting Room: 4.08m x 3.53m (13'5" x 11'7")

Wood laminate flooring. Panel radiator. Double glazed window with two opening side and top lights. Clear half glazed door through to;

Dining room: 3.78m (maximum) x 3.02m (12'5" (maximum) x 9'11")

Wood laminate flooring. French doors opening to the rear garden. Panel radiator.

Clear half glazed door through to;

Kitchen: 3.02m x 3.02m (9'11" x 9'11")

Fitted with a range of wall and base cabinets in a cream finish with stainless steel fittings, and timber worktops. Inbuilt gas hob and Hotpoint double oven. 1½ bowl stainless steel sink unit. Quarry tiled floor. Double glazed window. Double glazed side entrance door. Understairs cupboard with shelving.

First floor landing:

Double glazed window. Mains operated smoke alarm. Linen cupboard housing the 'Ideal Independent C30' central heating boiler.

Bedroom One (front): 3.53m x 3.98m (11'7" x 13'1")

Double glazed window with two opening lights. Panel radiator with thermostatic control valve. Built in wardrobe and overhead cupboard.

Bedroom Two (rear): 3.98m x 2.99m (13'1" x 9'10")

Double glazed window with two opening side lights. Panel radiator with thermostatic control valve. Wardrobe/store cupboard.

Bedroom Three: 2.10m x 2.15m (6'11" x 7'1")

Double glazed window. Panel radiator.

Bathroom:

Bath with mains operated shower. Vanity wash basin and slimline close coupled WC. Tiled floor and wall tiling with contrasting finish. Double glazed window. Wall mounted mirror/medicine cabinet. Panel radiator. Extractor fan.

External:

The property has a low maintenance garden to the front, and a driveway alongside the house provides parking for several vehicles, and leads to the;

Garage: 5.10m x 2.71m (16'9" x 8'11"). With up and over door, power and lighting.

The rear garden is laid to lawn with surrounding shrub and plant borders, and there is a paved patio area adjacent to the house.



Agents Notes:

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs are provided for illustrative purposes only, and it must not be inferred that any items within the photograph are for sale unless specified.



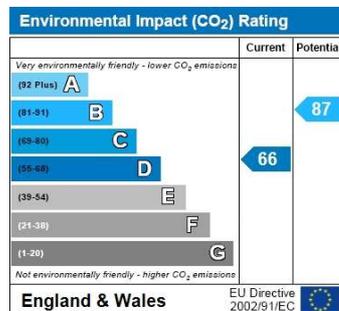
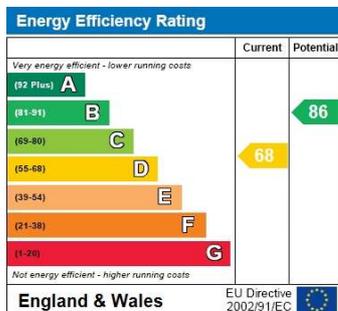


1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2019



The energy-efficiency rating is a measure of a home's overall efficiency. The higher the rating, the more energy-efficient the home is, and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions – the higher the rating, the less impact it has on the environment.

VIEWING ARRANGEMENTS: Strictly by prior appointment through **PALMER ESTATE AGENTS**.

Opening Hours: Our offices are open 6 days a week, and appointments for valuations or viewings are available throughout the day and during evenings and weekends.

Do you require an **ENERGY PERFORMANCE CERTIFICATE?** Please call us to discuss your requirements or to make an appointment.

FREE MARKET APPRAISAL: If you are considering selling your property, or if it already on the market, and you would like a 'second opinion', please contact us. We can provide a free, market appraisal of your property entirely without obligation* – simply call us to make an appointment.

*Terms and conditions apply.

Please scan the QR Code below – this will take you directly to our website.

