



# PALMER

## ESTATE AGENTS

**'Brookside House', Northop Hall, Flintshire, CH7 6HN.**



# £209,950

**A stone built detached house with generous gardens, situated on the edge of the sought after village of Northop Hall, and convenient for access to the A55.**

- Stone built detached house
- Three reception rooms
- Large gardens
- Convenient for the A55
- Council Tax Band – E
- Energy Rating - E
- Four bedrooms (three with en-suite facilities)
- Kitchen + utility room
- Oil fired central heating
- Situated on the edge of the sought after village of Northop Hall
- NO ONWARD CHAIN



## Brookside House, Northop Hall, Mold, CH7 6HN

On the instructions of the Welsh Government, Palmer Estate Agents offer for sale 'Brookside House', being a stone built detached house with generous gardens, situated on the edge of the sought after village of Northop Hall, and convenient for access to the A55.

This former guest house has accommodation comprising of three reception rooms and a kitchen and utility room to the ground floor. To the first floor there are four bedrooms, three having en-suite facilities, together with two further shower rooms.

The property is available for purchase with no onward chain.

**Potential purchasers should note that the property is immediately adjacent to the A55, and this should be considered before making arrangements to view.**

### Accommodation:

Timber 'stable' door to;

**Utility Room:** 3.07m x 2.71m (10'1" x 8'11")

Belfast sink and worktops set onto brick plinths. Floor standing central heating boiler. Door to;

**Inner Hallway;** with door to;

**Ground Floor W.C.**

With w.c. unit and wash basin. Half tiled walls. Panel radiator.

**Reception Room One:** 3.83m x 4.24m (maximum into chimney recess) 12'7" x 13'11")

With fireplace. Panel radiator.

From the inner hallway;

**Kitchen:** 2.76m x 3.27m (9'1" x 10'9")

Provided with wall and base cabinets in a modern 'wood' trim. Complementary worktops. Stainless steel sink unit. Panel radiator. Store cupboard. Door to;

**Hallway:**

Panel radiator. Door to:

**Porch:**

Timber entrance door.

**Reception Room Two:** 3.78m x 3.04m (maximum into chimney recess) (12'5" x 10'0")

Fireplace with random stone surround. Panel radiator.

**Reception Room Three:** 6.68m x 4.26m (maximum) (21'11" x 14'0")

Two panel radiators. Windows to the side and front and sliding patio doors. Fireplace. Staircase to the first floor landing.

**Bedroom One:** 3.86m x 4.26m (maximum into recess) (12'8" x 14'0")

Store cupboard. Panel radiator. Door to;

**Ensuite Bathroom:** Provided with W.C., corner shower unit, bath and wash basin. Wall and floor tiling. Built-in cupboard, Panel radiator.

**Bedroom Two:** 3.75m x 4.19m (maximum into recess) (12'4" x 13'9")

Panel radiator. Built in wardrobe. Door to;

**Ensuite:** Provided with shower cubicle, wash basin and W.C.

**Bedroom Three:** 3.70m x 3.81m (12'2" x 12'6")

Panel radiator. Built-in wardrobe. Door to;

**Ensuite:** Shower cubicle, wash basin and W.C.

**Bedroom Four:** 3.27m x 2.74m (10'9" x 9'0")

Panel radiator. Wash basin.

**Shower Room One:** With wash basin, W.C. and shower cubicle.

**Shower Room Two:** With wash basin, W.C. and shower cubicle. Airing cupboard.

**External:** The property occupies a generous plot with gardens to three sides.

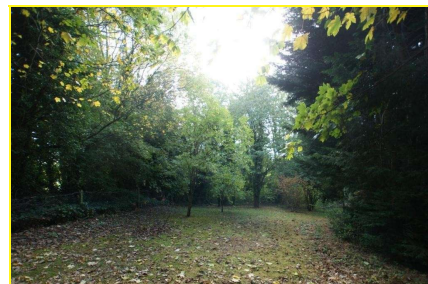
### Directions:

From the Agent's Buckley office, travel to Ewloe. Turn left before the roundabout onto Holywell Road, and continue along this road to the mini roundabout. Take the first exit and continue to the T-junction. Turn right, and the property will be found immediately on the left.

### 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.



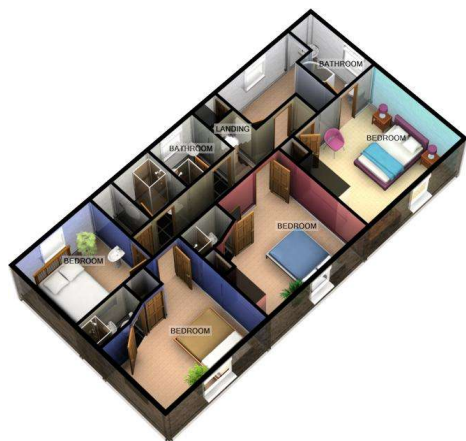
2 Tower Gardens Holywell Flintshire CH8 7TG

Tel: 01352 713150 | Email: [sales@palmerestateagents.co.uk](mailto:sales@palmerestateagents.co.uk)

[www.palmerestateagents.co.uk](http://www.palmerestateagents.co.uk)







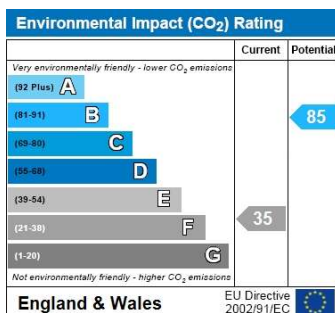
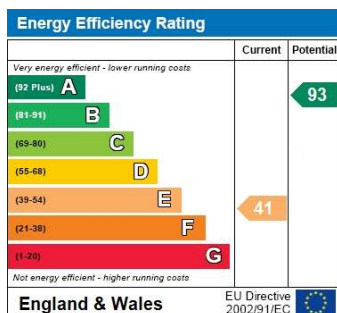
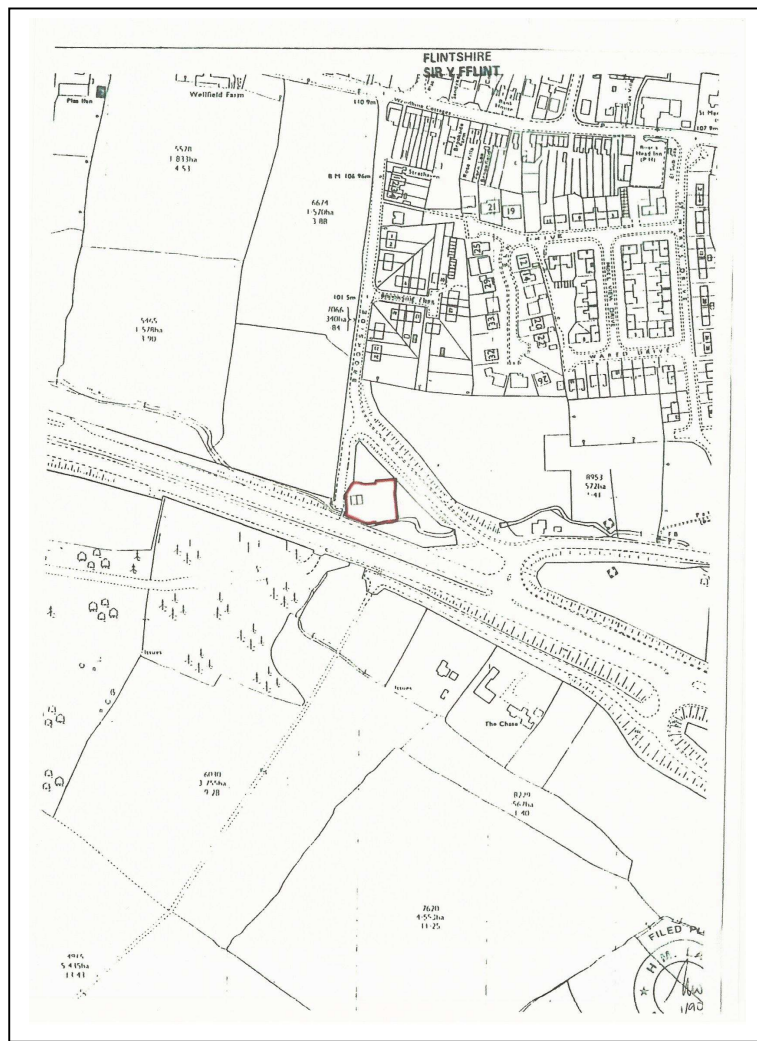
1ST FLOOR  
APPROX. FLOOR  
AREA 868 SQ.FT.  
(80.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 876 SQ.FT.  
(81.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1744 SQ.FT. (162.1 SQ.M.)

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 ©2018



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 (CO<sub>2</sub>) 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.

2 Tower Gardens Holywell Flintshire CH8 7TG  
Tel: 01352 713150 | Email: [sales@palmerestateagents.co.uk](mailto:sales@palmerestateagents.co.uk)  
[www.palmerestateagents.co.uk](http://www.palmerestateagents.co.uk)

