



24 Moorcroft

New Brighton, Mold, CH7 6RF

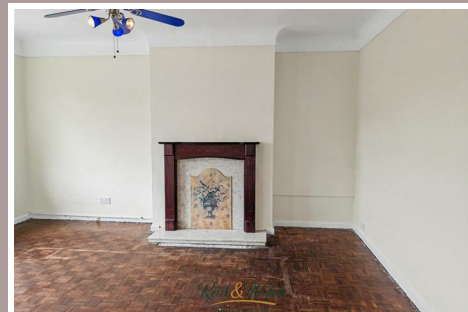
Offers Over £190,000



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Accommodation Comprises:

Step up to:

Upvc double glazed front door with frosted glazed side panel opening into:

Entrance Hallway:

Wall mounted gas boiler and consumer unit, with internal door into:

Lounge:

Upvc double glazed window to the front elevation, original parquet flooring, wooden fireplace and mantle, ceiling fan light, radiator and doors into:

Kitchen:

Fitted with a comprehensive range of wall, drawer and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, space for free standing cooker with fixed extractor over, void and plumbing for washing machine, tiled flooring, upvc double glazed window overlooking the rear garden and door to the side elevation. Door into:

Dining Room:

Upvc double glazed window to the side elevation, single panelled radiator, door leading into the internal hallway.

Internal Hallway:

Window to the side elevation, loft access and double panelled radiator.

Doors into:

Bedroom One:

Fitted storage cupboards, double glazed window to the rear elevation, single panelled radiator.

Bedroom Two:

Double glazed window to the rear elevation and double panelled radiator.

Outside:

Approaching the property is a paved driveway providing off road parking, and a decorative stoned front garden with mature bushes and shrubs, bound by wood fence panels and

a dwarf wall. A wooden gate provides access to the detached garage and rear garden.

The garden to the rear is made up of gravel, and paved pathways, along with a large patio area perfect for outdoor dining and entertaining. The detached garage is situated at the end of the paved driveway. The rear garden is enclosed by wood fence panelling and has mature bushes and shrubs.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Mortgage Advice

INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Tel: 01352 762300

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be

relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

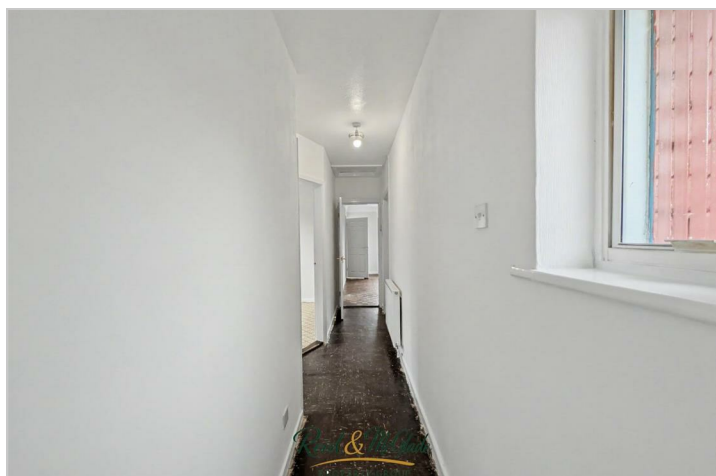
Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



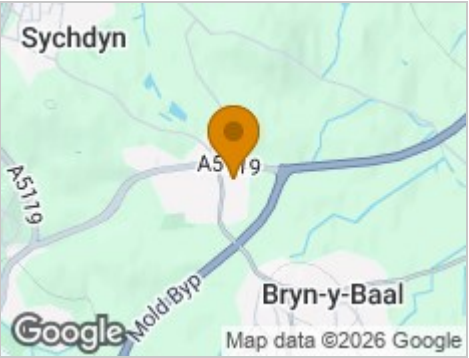
Road Map



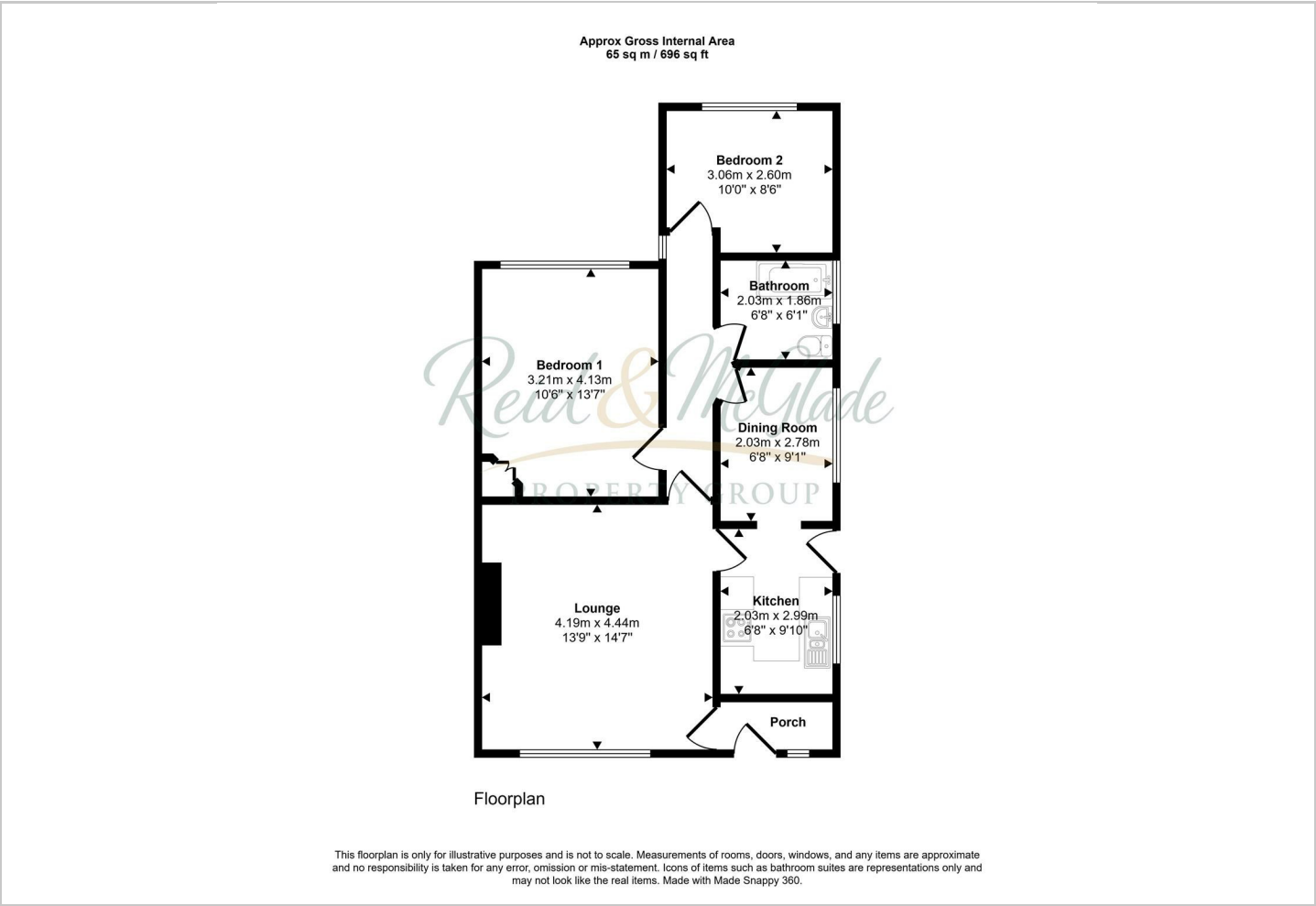
Hybrid Map



Terrain Map



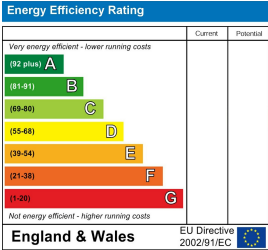
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.