

2 Littlewood Cottages, Mold Road, Alltami, Mold, Flintshire CH7 6LH

*GUIDE PRICE: **£85,000 +** (plus fees)



2 Littlewood Cottages, Mold Road, Alltami, Mold

A spacious 2 bedroom mid-terrace house with Lounge, Dining Kitchen and enclosed yard to the rear. Partly renovated the property provides the ideal opportunity for any purchaser to complete to the spec they require.

LOCATION

The property is located in the village of Alltami, just north of the Town of Buckley. The property is situated on the A494 and is perfectly placed for swift access on to the A55 North Wales Expressway providing links to North Wales, Chester and the town of Mold.

Description:

GROUND FLOOR:

Entrance door into:

Living Room

14' 0" x 13' 11" max (4.27m x 4.26m max)

Partly renovated room with large fireplace incorporating slate hearth and back and fitted boxed seats to either side of fireplace, large window to front aspect and radiator. Door into:

Dining Kitchen

14' 0" x 13' 11" max (4.27m max x 4.25m max)

Modern base units with inset ceramic sink with mixer tap, matching eye level wall cupboard and larder cupboard, space for range cooker under brick arch, space for fridge/freezer, radiator, tiled flooring, meter cupboard, large window to rear, part glazed exterior door, under counter central heating boiler, stairs rising to first floor.

FIRST FLOOR:

Landing

Access to loft and all rooms.

Bedroom 1

14' 0" max x 13' 11" (4.27m max x 4.25m)

Large double bedroom. Window to front, radiator.

Bedroom 2

13' 11" max x 7' 2" max (4.26m max x 2.19m max)

Window to rear, radiator and door into storage cupboard.

Bathroom

3 piece modern suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, wood flooring, obscure glazed window to rear, tongue and groove paneling to ceiling, extractor fan and radiator.

EXTERIOR:

The property is approached to the front through a pedestrian gate into a small courtyard surrounded by a dwarf brick wall and paved for ease of maintenance.

To the rear the property benefits from a courtyard, enclosed by brick wall and laid to concrete. Incorporating three brick built outhouses with corrugated roofs and pedestrian gate to the rear.

SERVICES:

The property is understood to have mains electric, water and drainage. Any prospective purchaser must make their own inquiries with the relevant services for the location of these.

SALE CONTRACT AND CONDITIONS:

Available for 14 days prior to the Auction on our website:
www.auctionhouse.co.uk/cheshire.

COMPLETION

PLEASE NOTE: This Lot has a specified 14 day completion.



Tenure: Freehold

Local Authority: Flintshire County Council

Solicitors: Walker Morris Solicitors, Kings Court, 12 Kings Street, Leeds, LS1 2HL. Tel: 0113 283 2500. Ref: Rhiannon Wraith.

Viewing: 6th September 11:00 – 11:30. 13th September 11:00 – 11:30. 20th September 11:00 – 11:30. 27th September 11:00 – 11:30.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.6% inc VAT of the purchase price, subject to a minimum of £720 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.