

LOT

8

By order of the Executors

91 St Peters Park, Northop, Mold, Clywd CH7 6YU

**Guide Price £95,000\*****THREE BEDROOM DETACHED DWELLING WITH GARAGE  
IN NEED OF COMPLETE UPDATING THROUGHOUT**

The property is situated close to the centre of Northrop which is about twelve miles west of Chester. Rail services are available within three to five miles at Flint Station, Shotton Station and Hawarden Bridge Station. The motorway network is also easily accessible. The property is a three bedroom detached house that has a garage and own driveway. The dwelling does have gas fired central heating and double glazing but is in need of complete updating and modernisation throughout. The house has gardens to front and rear and there may be scope for further extension, subject to obtaining any necessary consents that may be required. The property is sold with vacant possession and will be of interest to investment buyers and owner occupiers.

**PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.**

**ACCOMMODATION**

Entrance Hall, Cloakroom, Reception, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Gardens, Garage,

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

Flintshire Council  
Council Tax band F  
EPC rating D

**VIEWING TIMES**

Saturday 12th October @ 12 – 1pm  
Wednesday 16th October @ 11 – 11.30am  
Saturday 19th October @ 12 – 12.30pm  
Thursday 24th October @ 11 – 11.30am

