



21 Hillside Crescent

Mold, CH7 1RL

£260,000



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ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking and leading to the Front Entrance.

Canopy Porch and wooden door with glazed panel opens to:

Entrance Hallway

With stairs rising to first floor accommodation, under stairs storage cupboard housing gas and electric meters, single panel radiator,

Doors leading to:

Lounge

13'3 x 12'7 (4.04m x 3.84m)

Having brick chimney breast with working open fire place and grate, phone and aerial socket, single panel radiator and double glazed bay window to the front elevation.

Dining Room

12'9 x 11'9 (3.89m x 3.58m)

Having wooden fire surround with cast iron open fire place and grate, single panelled radiator, aerial and phone sockets,

Square opening leads to:

Sitting Room

11'10 x 11'1 (3.61m x 3.38m)

Double glazed windows to the rear and side elevations, Velux glazed ceiling window and beamed ceiling, solid pine polished floor boards, Upvc double glazed sliding patio doors opens to York stone patio area in rear garden.

Kitchen

11'10 x 7'3 (3.61m x 2.21m)

Housing a range of modern wall and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, void for gas cooker, , space for under counter fridge, built in breakfast bar, wall mounted central heating boiler, tiled floor, phone socket, secondary glazed window to the rear elevation, wooden exterior door with glazed panel leads to the rear garden.

STAIRS FROM ENTRANCE HALLWAY LEAD TO:

Landing

Double glazed window to the side elevation, smoke alarm and built in storage cupboard with shelving, loft access point.

Doors leading to:

Bedroom One

15'8 x 9'8 (4.78m x 2.95m)

Double glazed bay window to the front elevation, single panel radiator, double fitted wardrobe with hanging rail and overhead storage cupboards.

Bedroom Two

10'11 x 9'5 (3.33m x 2.87m)

Double glazed window to the rear elevation and single panel radiator.

Bedroom Three

9'7 x 7'7 (2.92m x 2.31m)

Double glazed window to the rear elevation and single panel radiator, box over stairwell providing storage/ seating area.

Family Bathroom

Fitted with a three piece suite comprising of panelled bath with electric shower over, wash hand basin and low level flush w.c. Partial wall tiling, single panel radiator, and two double frosted glazed windows to the rear elevation.

Detached Garage

Detached garage with power and plumbing for automatic washing machine

OUTSIDE

The front of the property is approached via a tarmac driveway providing ample 'Off Road' parking for a number of vehicles and leads to the front entrance and to the detached garage. There is also a lawned garden area and brick built wall serving as a front boundary. The garden is well stocked with a variety of mature shrubs and hedging. The rear garden is of a substantial size and has a York stone patio area with dwarf wall surround. A pathway leads to the further garden measuring 26m x 15m being mainly laid to lawn with mature shrubs and hedging to all boundaries. A children's tree house nestles in the branches of a large mature Beech tree and there is a variety of fruit trees throughout the garden.

Directions

From the Agents Office in Mold continue down towards the roundabout to which Tesco is situated upon, and take the first exit onto Lead Mills, when getting to the next roundabout take the third exit onto the Denbigh Road, continue straight for 0.4 miles until you are met with a mini round-a-bout where you will take the first exit onto Drefflan and follow the road round to the right onto Gwernaffield Road. Hillside Crescent will be observed on the right hand side.

Tel: 01352 700070

EPC Rating - D

Council Tax - Band D

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

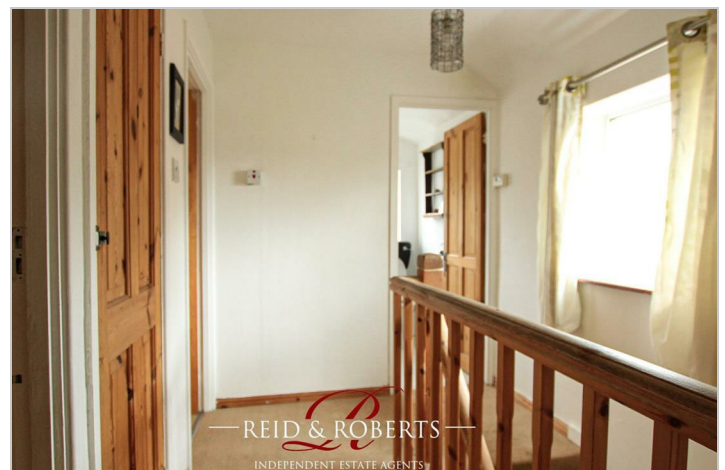
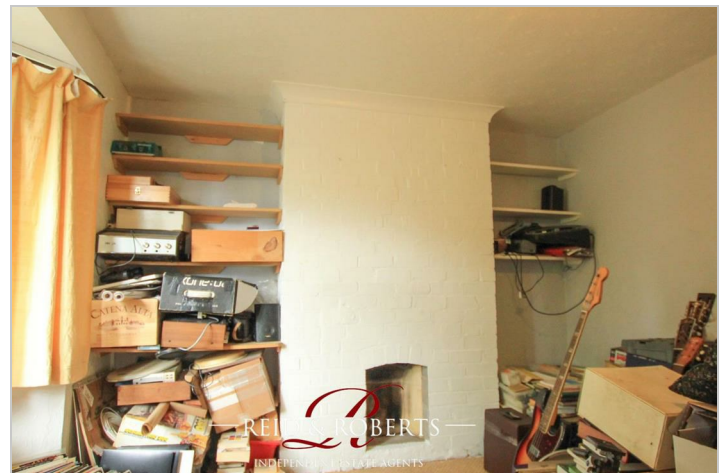
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

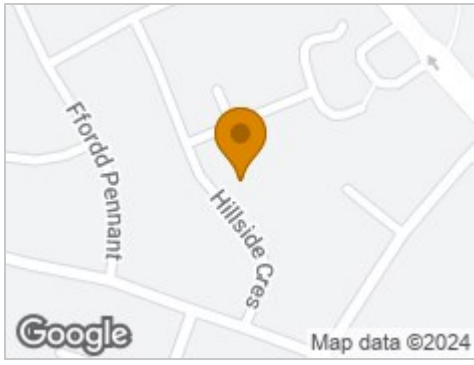
Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge with no obligation.

Opening Hours

Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm



Road Map



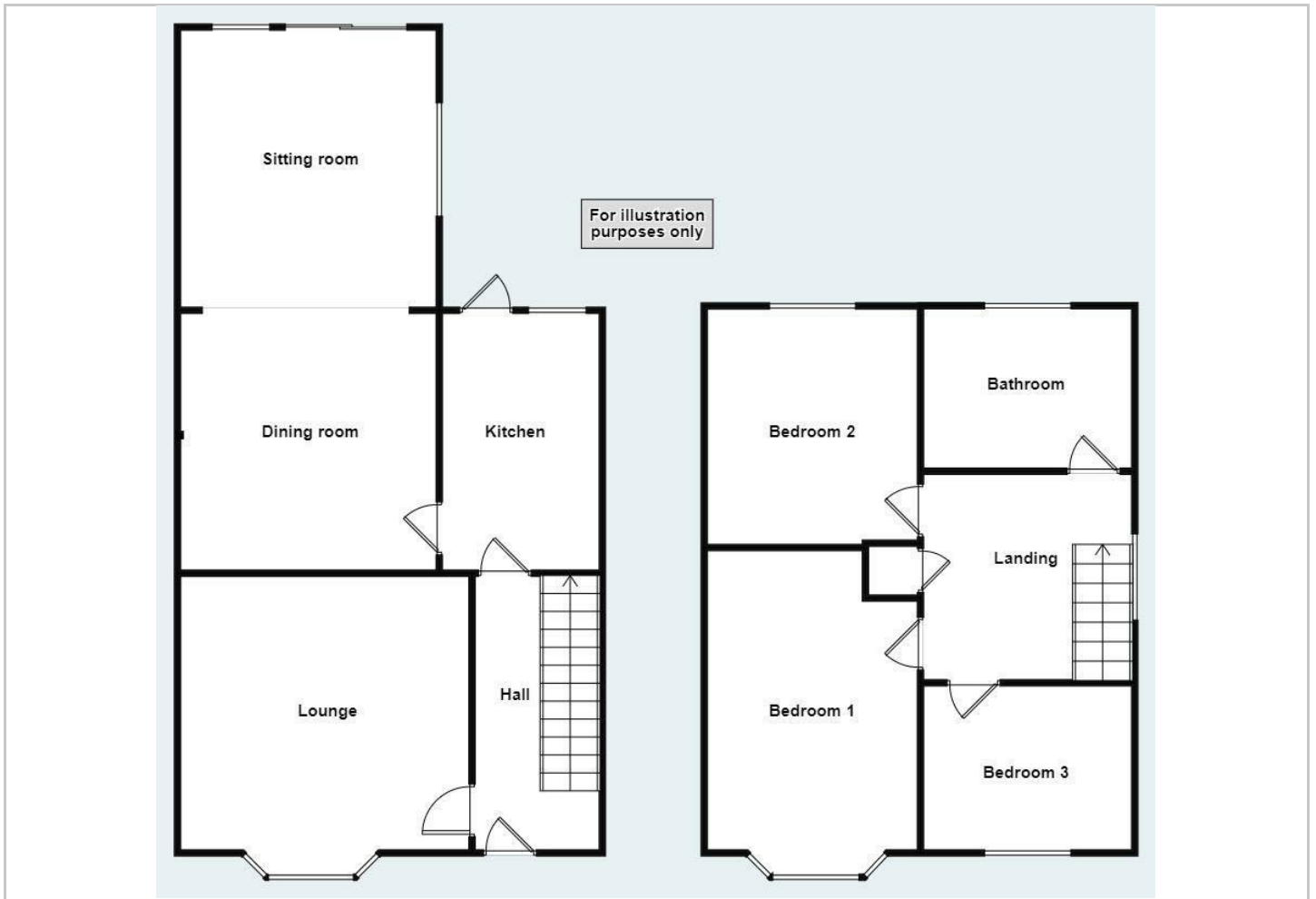
Hybrid Map



Terrain Map



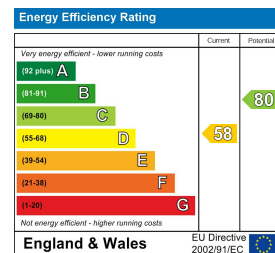
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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