



## 16 Earles Crescent

Mancot, Deeside, CH5 2EQ

Offers Over £250,000





# 16 Earles Crescent

Mancot, Deeside, CH5 2EQ

Offers Over £250,000



## Accommodation Comprises

The property is approached via a large paved driveway offering 'off Road' parking for numerous vehicles leading up to the front entrance.

Step up leads to arched Upvc white door with decorative glass inset leads into:

### Entrance Hallway

15'3" x 5'11" (4.654m x 1.807m)

A beautifully appointed reception hallway with stairs rising to first floor accommodation with storage cupboard beneath and additional cupboard concealing the electric meter. Decorative tiled flooring, Ceiling light point with traditional ceiling rose and double panel radiator.

Solid Wooden doors lead through to:

### Living Room

13'0" x 11'3" (3.968m x 3.443m)

A cozy room with feature open fire set on tiled hearth and matching black mantel, Double glazed bow window to the front elevation, single panel radiator, T.V aerial socket wall light point and ceiling point with ceiling rose.

### Dining Room

11'3" x 11'11" (3.450m x 3.634m)

A characterful room with original parquet flooring and fireplace recess with wooden mantel over along with vertical radiator, textured ceiling and picture rail.

Opening leads into:

### Conservatory

17'2" x 10'0" (5.238m x 3.066m)

A Beautiful space with exposed brick feature wall and matching dwarf brick wall with Upvc glazed units to the rear elevation and matching patio doors to the side, polycarbonate roof with ceiling fan unit and courtesy light, two double panel radiators, t.v aerial socket and wall light points.

### Kitchen

17'0" x 10'10" (5.200m x 3.304m)

A beautiful space created by an added extension fitted with a wide range of grey matte wall and base units with granite work surfaces over and matching splashback, integrated appliances to include; American style fridge freezer, 'Cusine Master' range cooker with electric oven and five ring hob above, washing machine, dishwasher

and Rangemaster Roma stainless steel sink unit with mixer tap over. High gloss tiled flooring, double glazed window to the rear elevation and wall mounted 'Worcester' boiler concealed within cupboard.

### Inner Hallway

3'10" x 3'4" (1.182m x 1.040m)

Continuation of the high gloss tiled flooring, loft access point and Upvc stable style door provides access to the side elevation.

Door leads into:

### Cloakroom

3'9" x 3'3" (1.168m x 1.005m)

Fitted with a two piece suite comprising of a low flush W.C and wash hand basin with vanity beneath, feature tiled wall, vertical radiator, tiled flooring, recessed spotlights and extractor fan.

### Stairs From Hallway Rise To

### Landing

A bright and airy space with double glazed window to the side elevation and door leading to all first floor accommodation.

### Bedroom One

12'2" x 8'10" (excluding wardrobes) (3.731m x 2.696m (excluding wardrobes))

Fitted with wall to wall wardrobe units with central mirrored doors, fitted with shelving and hanging rails, double glazed bow window to the front elevation, single panel radiator, t.v aerial socket, picture rail and ceiling light point with fitted fan.

### Bedroom Two

10'10" x 8'7" (3.319m x 2.625m)

Fitted with overbed wardrobe units, single panel radiator and double glazed window overlooking farmland.

### Bedroom Three

7'8" x 6'6" (2.346m x 1.989m)

A single bedroom with double glazed window to the front elevation, double panel radiator and t.v aerial socket.

### Shower Room

8'7" x 5'11" (2.627m x 1.807m)

Fitted with a three piece suite comprising of a wall to wall shower cubicle with glass sliding privacy screen, ceiling waterfall shower attachment and wall mounted shower attachment, low flush W.C and floating sink unit. Decorative Pvc walls, Pvc tongue and groove ceiling,

double glazed frosted window to the rear elevation, chrome vertical radiator, wood effect laminate flooring, recessed spotlighting and loft access point to the fully boarded loft with pull down ladder.

### Outside

The property boasts a paved driveway that provides ample 'Off Road' parking for multiple vehicles. As you make your way to the side of the property, you will come across a detached garage that has been cleverly divided into two sections. One section serves as a storage facility, while the other section is a fully equipped workshop complete with power and lighting. Moving towards the rear of the property, you will find a thoughtfully designed garden that prioritizes easy maintenance. It features a spacious paved area, a decked area perfect for outdoor furniture, and a charming gravelled garden area. One of the unique advantages of this property is the stunning view of the neighbouring farmland.

### EPC Rating TBC

### Council Tax Band D

### 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.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For 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

### Misrepresentation Act

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.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

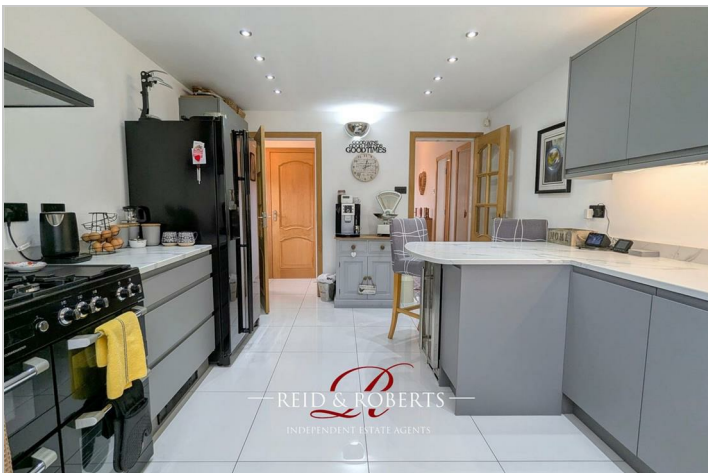
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

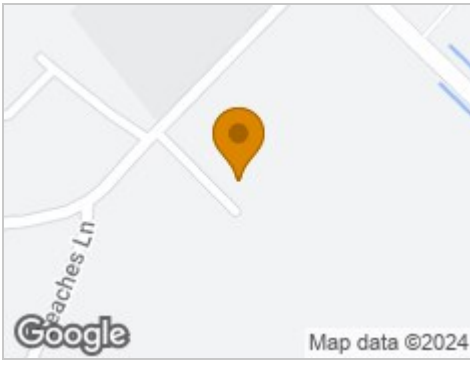
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Viewings

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.



## Road Map



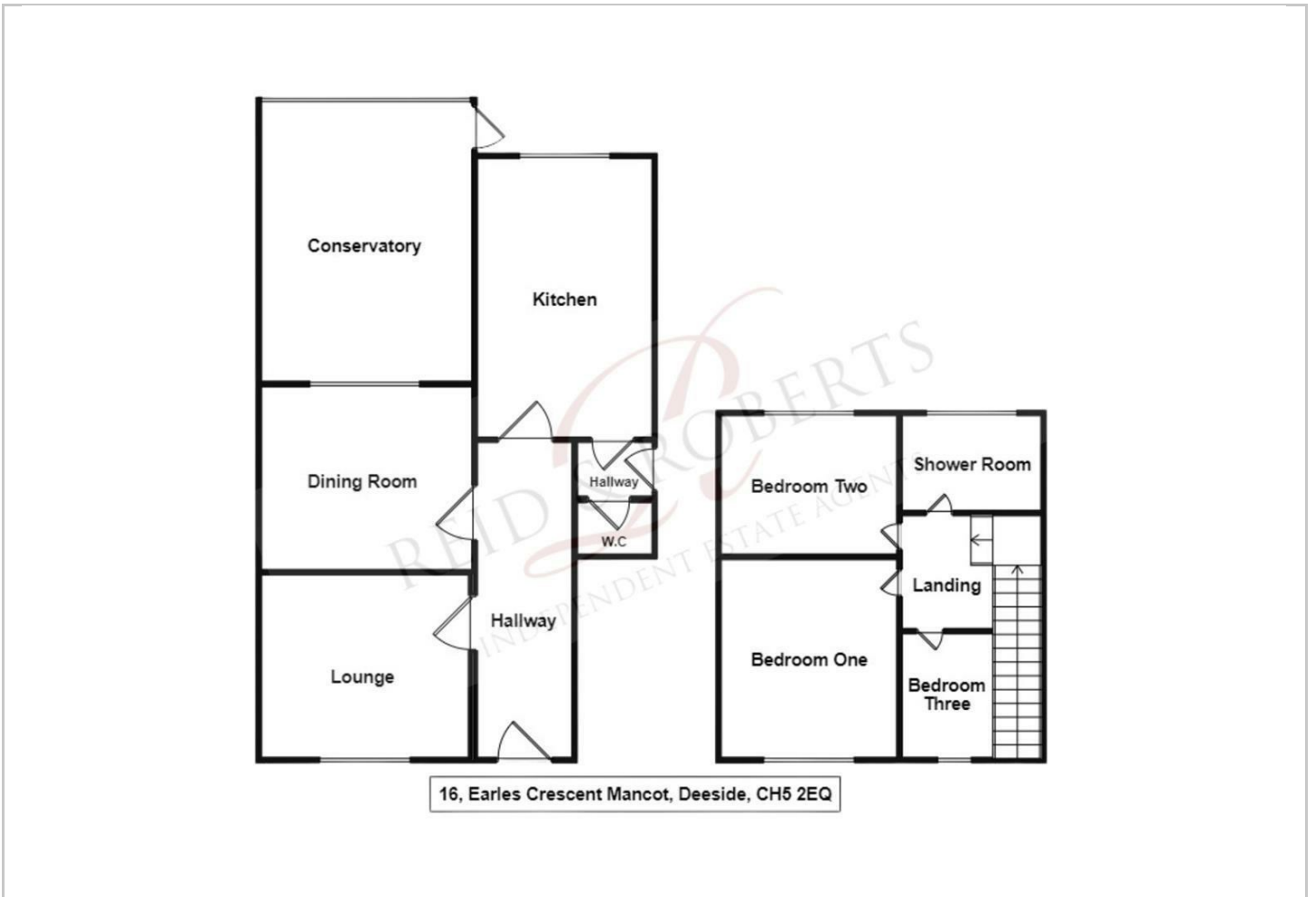
## Hybrid Map



## Terrain Map



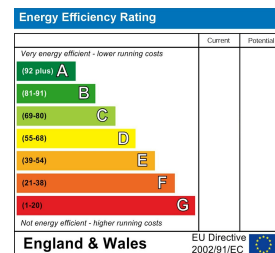
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.