



## 11 Hillside Crescent

Mold, CH7 1RL

O.I.R.O £210,000





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## Entrance Hall

Access is via a UPVC door with frosted glass inset and side frosted window, leading into a welcoming entrance hallway. Features include wood-effect laminate flooring, a dado rail, under-stairs storage, a double panel radiator, textured ceiling, ceiling light point, and an alarm and phone point. From the hallway, you can access the stairs to the first floor, the kitchen, or the living room.

## Living Room

A bright and inviting space featuring a beautiful bow window with UPVC double glazing, allowing for ample natural light throughout the day. The window includes a built-in seat—ideal for relaxing and enjoying the sun. The room is finished with wood-effect laminate flooring, a modern electric fire with remote control, double panel radiator, and a central ceiling light point.

## Kitchen

The kitchen benefits from tiled flooring and a range of wood-effect wall, base, and drawer units. It includes a wall-mounted Worcester combi boiler, space for a freestanding gas oven, plumbing for a washing machine, and space for a freestanding fridge freezer. Additional features include splashback tiling, wood panelled ceiling, central ceiling light point, UPVC double glazed window overlooking the rear garden, and a frosted UPVC door providing access to the garage.

## Second Reception Room/Dining Room

Located to the rear of the property, this versatile room is currently used as a second sitting area but was likely designed as a dining room. Features include laminate flooring, coving to the ceiling, a

double panel radiator, and a central ceiling light point. A standout feature of this room is the large set of UPVC double glazed patio doors with additional side windows, providing excellent views and access to the rear garden.

## First Floor Accommodation

Located to the rear of the property, this versatile room is currently used as a second sitting area but was likely designed as a dining room. Features include laminate flooring, coving to the ceiling, a double panel radiator, and a central ceiling light point. A standout feature of this room is the large set of UPVC double glazed patio doors with additional side windows, providing excellent views and access to the rear garden.

## Bedroom One

A spacious master bedroom featuring a UPVC double glazed window with side openers, offering lovely open views towards the mountains. The room benefits from a double panel radiator and built-in wardrobes with hanging rails and shelving. The wardrobe sliding doors have been removed but could easily be refitted. Central ceiling light point.

## Bedroom Two

A comfortable double bedroom with a UPVC double glazed window overlooking the rear garden. It includes a single panel radiator and a central ceiling light point.

## Bedroom Three

A good-sized third bedroom with wood-effect laminate flooring, UPVC double glazed window to the front elevation, single panel radiator, and central ceiling light point.

### Family Bathroom

The bathroom is fitted with vinyl flooring, fully tiled walls, and a wood panelled ceiling. It features a panelled bath with a mixer tap and shower attachment, wash hand basin with taps, frosted UPVC double glazed window to the rear elevation, single panel radiator, extractor fan, and central ceiling light point.

### Separate WC

Adjacent to the bathroom, the WC includes matching vinyl flooring, splashback tiling, low flush toilet, frosted UPVC double glazed window to the rear, and a ceiling light point.

### Outside

The rear garden is a fantastic outdoor space, ideal for relaxation and entertaining. Directly accessed via the patio doors, there is a paved patio area—perfect for alfresco dining and outdoor seating. This part of the garden enjoys sun for most of the day, making it a bright and inviting space.

A washing line pole is conveniently fitted near the patio area. Beyond the patio, there is a slightly raised lawn area currently used as an additional seating

zone. The garden is enclosed by wooden fencing, providing a good level of privacy. A large mature bush at the rear enhances the seclusion, ensuring the garden is not overlooked. There is also gated side access, leading to a brick-built shed and through to the front of the property.

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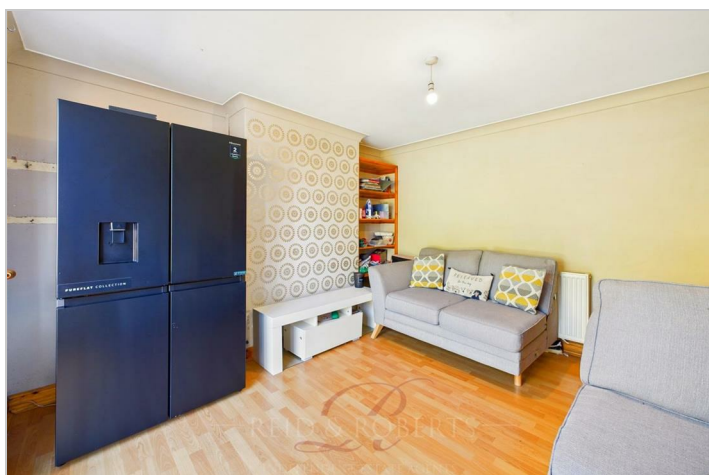
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Road Map



Hybrid Map



Terrain Map



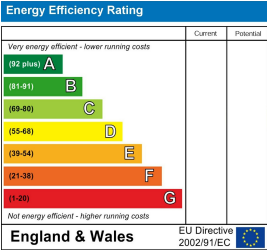
Floor Plan



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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