REID & ROBERTS

INDEPENDENT ESTATE AGENTS



18 Brookside Crescent

Northop Hall, Mold, CH7 6HW

Offers Over £180,000

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Property Description

Situated in a popular residential location, this well-presented three bedroom terraced property offers bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors looking for a strong rental opportunity. Offered to the market with no onward chain, the property is ready for immediate occupation and benefits from generous living space, a modern fitted kitchen, enclosed rear garden, and well-proportioned bedrooms.

The home combines practical living with plenty of natural light and neutral décor, creating a warm and welcoming feel throughout. Externally, the property boasts an attractive frontage and a generous south-facing rear garden, complete with patio seating areas and a brick-built shed with electricity, offering excellent storage or workshop potential.

Combining practical living space with excellent outdoor accommodation, this is a fantastic opportunity to acquire a versatile home in a convenient and sought-after location.

Accommodation Comprises

Entrance Hall

A welcoming entrance hallway providing access to the principal ground floor accommodation, finished in neutral tones with a bright and airy feel.

Living Room

13'5" x 13'9" (4.09 x 4.21)

A spacious and comfortable main reception room featuring a charming fireplace and large proportions, offering plenty of space for both seating and entertaining. Natural light floods the room, enhancing the warm and inviting atmosphere.

Kitchen / Dining Room

16'10" x 9'11" (5.15 x 3.04)

A well-appointed fitted kitchen offering an excellent range of wall and base units with ample worktop space. The room benefits from plentiful natural light and space for dining, making it ideal for both everyday living and entertaining. Finished with modern cabinetry and integrated cooking appliances, the kitchen provides a practical and stylish heart to the home.

First Floor Accommodation

Main Bedroom

12'7" x 13'10" (3.86 x 4.24)

A generously sized double bedroom offering excellent floor space and a bright, neutral finish. Large windows allow for an abundance of natural light, creating a calm and relaxing environment.

Bedroom Two

12'8" x 10'0" (3.88 x 3.07)

A further well-proportioned bedroom ideal as a guest room, children's bedroom, or home office. Bright décor and good natural light continue the welcoming feel found throughout the property.

Bedroom Three

10'4" x 6'0" (3.17 x 1.85)

A versatile additional room offering flexibility for a range of uses including home office, dressing room, nursery, or hobby space.

Bathroom

A modern family bathroom fitted with a three-piece suite including bath with shower over, wash basin, and WC. Contemporary tiling adds a stylish touch while maintaining practicality and ease of maintenance.

External

Front

The property benefits from attractive kerb appeal with a neatly maintained frontage and pathway access to the entrance.

Rear Garden

To the rear, the property enjoys a generous, south-facing family garden, offering an excellent space for both relaxation and outdoor entertaining. The garden is mainly laid to lawn with patio seating areas, creating plenty of room for children to play and for summer gatherings. Mature boundaries provide a good degree of privacy, and there is the added benefit of a brick-built shed with electricity, ideal for storage, a workshop, or hobby space.

Council Tax Band - C

EPC Rating - D

Would you like to arrange a viewing?
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.

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Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers 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

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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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.

Money Laundering
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

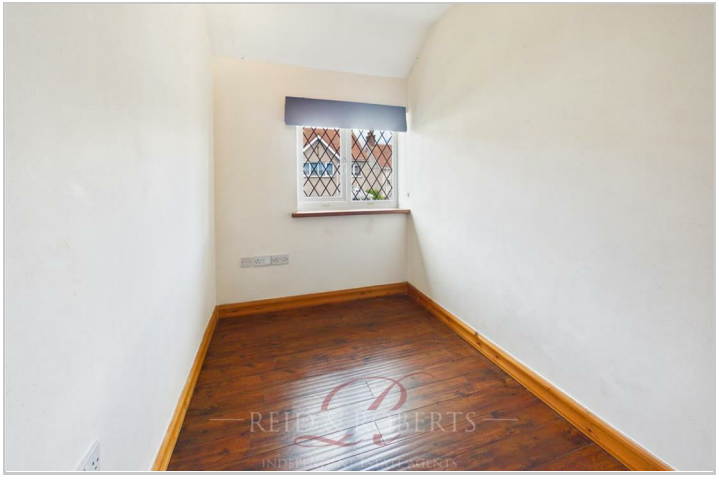
Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

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.









Road Map



Hybrid Map



Terrain Map



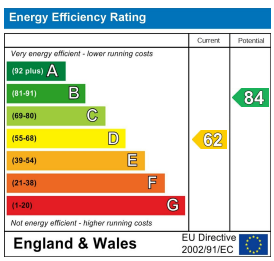
Floor Plan



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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