



7 Aber Crescent

Northop, Mold, CH7 6DB

Offers In Excess Of £200,000



7 Aber Crescent

Northop, Mold, CH7 6DB

Offers In Excess Of £200,000



Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully renovated three-bedroom semi-detached home, offering a perfect blend of modern finishes and a warm, inviting atmosphere. Boasting spacious accommodation and a larger-than-average rear garden, this property is ideally suited to families or first-time buyers seeking a well-presented home in a highly sought-after location.

Upon entering, you are welcomed into a bright and stylish reception hall, leading to a spacious living room, complete with a multifuel stove, perfect for creating a cosy ambience. The modern kitchen/diner provides an excellent space for cooking and entertaining, featuring contemporary fittings and ample room for dining. The first floor offers three generously sized bedrooms, including two doubles, all designed with comfort in mind. A modern family bathroom with a sleek suite and shower completes the accommodation. Externally, the property benefits from driveway parking to the front, a detached garage, and a generous rear garden, featuring a wide brick-paved patio area, ideal for outdoor dining and relaxation.

Situated in the heart of Northop, this charming village is renowned for its strong sense of community and boasts excellent local amenities. The award-winning Northop Country Park Golf Course is just 0.5 miles away, offering superb leisure facilities. The property is also perfectly positioned for commuters, with easy access to the A55 Expressway, providing seamless connections to North Wales, Cheshire, and the motorway network.

This is a fantastic opportunity to acquire a move-in ready home in a vibrant and welcoming village setting. Early viewing is highly recommended.

Accommodation Comprises:

The property is entered through a new composite front door with a decorative double-glazed frosted panel, opening into a welcoming hallway.

Hallway

The hallway is fitted with wood-effect laminate flooring, a double-panel radiator, a central ceiling light, and a smoke alarm. A wall-mounted thermostat Hive control offers modern convenience, while the staircase leads to the first-floor accommodation. From the hallway, doors provide access to the lounge and kitchen.

Lounge

This inviting lounge is the perfect place to relax and unwind. The centrepiece of the room is the cast iron log burner, set on a sleek granite hearth, creating a cosy ambience. The space is bright and welcoming, thanks to the double-glazed UPVC leaded window to the front elevation, which allows natural light to pour in. The room is finished with wood-effect laminate flooring, a double-panel radiator, and a central ceiling light. Convenient TV and internet points make it ready for modern living.

Kitchen/Dining Room

The modern kitchen is both stylish and functional, featuring a range of grey wooden wall and base units with wood-effect worktops for a sleek and contemporary look. The kitchen is well-equipped with space for a four-ring

electric cooker, a stainless steel extractor hood, and integrated under-counter fridge and freezer. A tiled floor and splashback tiles add durability and style, while inset spotlights illuminate the space.

The dining area is spacious enough to accommodate a dining table and features a fluorescent strip light for practical lighting. Two storage cupboards provide excellent utility: one serves as general storage, while the other houses the Worcester boiler and plumbing for a washing machine. A double-glazed UPVC window overlooks the rear garden, and a white UPVC door with a frosted double-glazed panel opens directly onto the outdoor space, seamlessly blending indoor and outdoor living.

First Floor Accommodation

Landing

The first-floor landing continues the modern finish with carpeted flooring and a central ceiling light. The landing also provides access to the loft via a hatch and connects to all three bedrooms and the bathroom.

Bedroom One

This generously sized main bedroom offers a peaceful retreat with ample space for storage and furniture. A double-glazed UPVC leaded window to the front elevation fills the room with natural light, while a double-panel radiator ensures warmth. The room is stylishly finished with carpeted flooring, a central ceiling light, and a chimney breast with a decorative alcove, adding character to the space.

Bedroom Two

The second bedroom is another double room, perfect for guests or family members. It features a double-glazed UPVC window to the rear elevation, offering views of the garden and over to the village Church. A single-panel radiator keeps the room cosy, and the carpeted flooring and central ceiling light complete the space. A small alcove in the chimney breast adds a unique touch to this room.

Bedroom Three

Currently used as a home office, this versatile single bedroom is perfect for work, study, or as a child's room. It features a double-glazed UPVC leaded window to the front elevation, ensuring plenty of natural light. A single-panel radiator, carpeted flooring, and a central ceiling light make it a practical and inviting space.

Bathroom

The modern bathroom boasts a three-piece suite comprising a low-flush W.C., a vanity unit with an inset sink and mixer tap, and a panel bath with a mains-powered rainfall shower and handheld attachment. The fully tiled walls and vinyl flooring ensure easy maintenance, while the chrome ladder-style heated towel rail adds a touch of luxury. Additional features include a wall-mounted vanity mirror, a double-glazed frosted UPVC window to the rear elevation, and central ceiling light for a bright and fresh finish.

Outside

To the front of the property you will find a tarmac driveway providing off road parking for two cars, there is access down the side to a garage/workshop and

Tel: 01352 700070

side gate into the garden. The rear garden is an exceptional feature of this home, offering a larger-than-average outdoor space. The garden is mainly laid to lawn, with mature trees, shrubs, and flower beds adding natural beauty. A block-paved patio area wraps around the back of the house, providing ample space for outdoor dining, barbecues, or children's play equipment. This peaceful and private space is perfect for enjoying the outdoors, entertaining, or simply relaxing.

Garage/Workshop

A prefabricated concrete sectional garage, designed for durability and practicality, featuring twin outward-opening doors for easy access. Additional benefits include a side entrance door and a single-glazed window, allowing natural light into the space. The garage is fully equipped with power and lighting, making it ideal for vehicle storage, a workshop, or additional utility space.

EPC Rating D

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 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

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

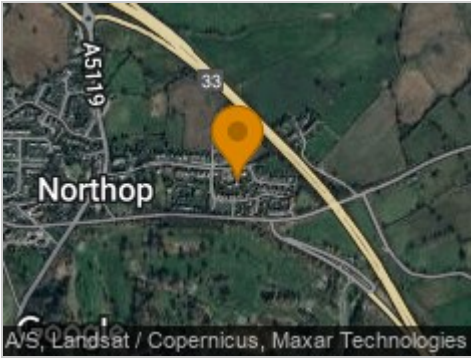
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



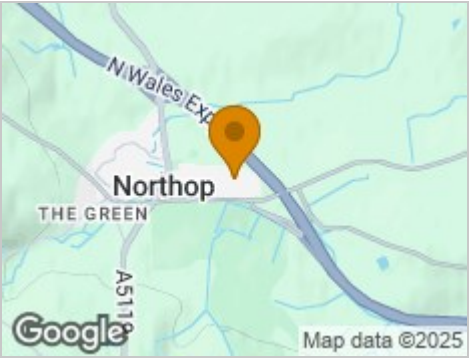
Road Map



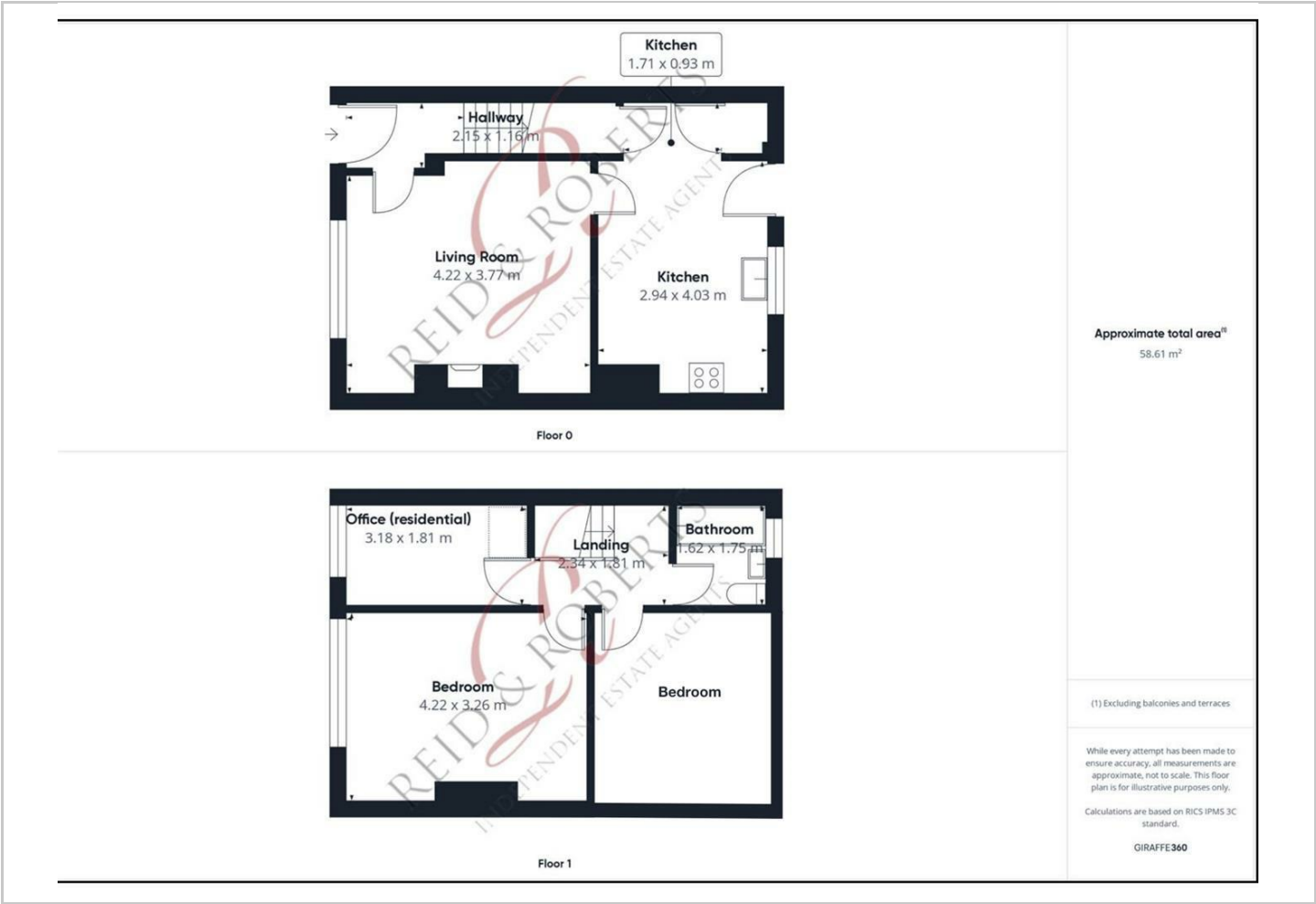
Hybrid Map



Terrain Map



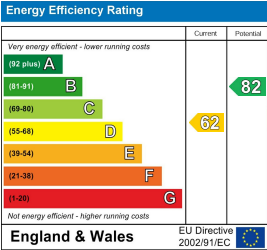
Floor Plan



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.