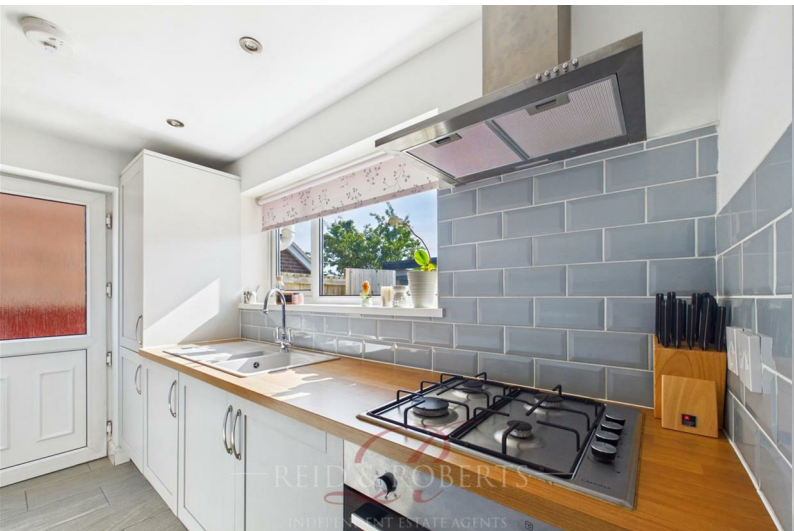




26 Hillside Crescent

Mold, CH7 1RL

Offers Over £210,000



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Accommodation Comprises

Entrance Hallway

Entered via a uPVC double glazed entrance door with frosted glazed insert, the welcoming L-shaped hallway provides access to all principal accommodation. Featuring wood-effect laminate flooring, a double panel radiator, useful built-in storage cupboard housing the electric consumer unit and meter, loft access and ceiling light point.

Lounge

A spacious and beautifully presented reception room offering ample space for a variety of furniture arrangements. Finished with attractive wood-effect laminate flooring, two double panel radiators, television aerial point, telephone point and ceiling lights. Sliding uPVC patio doors open directly into the conservatory, creating a wonderful open feel.

Conservatory

A fantastic additional reception space overlooking the rear garden. Constructed on a dwarf brick wall with uPVC double glazed windows incorporating top-opening windows, this bright room features wood-effect laminate flooring and offers ample space for a dining table or comfortable seating area. An ideal space to enjoy the garden views or create a relaxing sitting area, with sliding uPVC double glazed doors providing access into the lounge.

Kitchen

A stylish modern kitchen fitted with an excellent range of quality shaker-style soft-close wall and base units complemented by wood-effect work surfaces. Incorporating a composite one-and-a-half bowl sink with mixer tap, integrated electric oven, four-ring gas hob with extractor canopy above, integrated washing machine and under-counter fridge and freezer. Cupboard housing the gas boiler, modern splashback tiling, tiled flooring, under floor heating, recessed spotlighting and uPVC double glazed window overlooking the rear garden.

Bedroom One

A generous double bedroom positioned to the front elevation, featuring fitted mirrored sliding wardrobes providing excellent storage, uPVC double glazed window, double panel radiator and central ceiling light.

Bedroom Two

A further well-proportioned double bedroom enjoying a pleasant front aspect via a uPVC double glazed window, together with a double panel radiator and central ceiling light.

Family Bathroom

Beautifully appointed with a contemporary three-piece white suite comprising panelled bath with electric shower over and fully tiled surround, wall-hung wash hand basin with vanity storage beneath and low flush WC. Complemented by tiled flooring, heated towel radiator, extractor fan, frosted uPVC double glazed window and ceiling light point.

External

Front

To the front, the property is approached via a generous concrete and paved driveway providing ample off-road parking and extending to the detached garage. Side access leads conveniently to both the main entrance and kitchen entrance via uPVC double glazed doors.

Rear Garden

The south-west facing rear garden is a real highlight of the property, enjoying sunshine throughout much of the day. Beautifully arranged with a well-maintained lawn, raised timber decking and an additional paved patio, the garden offers multiple seating areas perfect for al fresco dining, entertaining guests or simply relaxing outdoors.

Garage

Detached garage up and over door.

Council Tax Band - C

EPC Rating - C

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

Tel: 01352 700070

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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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

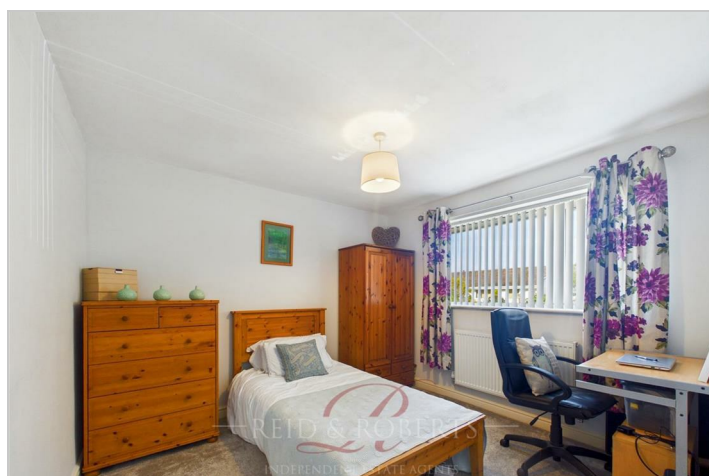
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



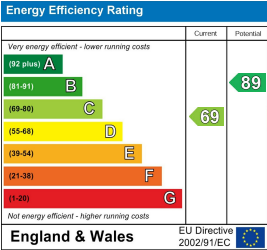
Floor Plan



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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