



Burrwood Terrace, Holywell Green, HX4 9AL
£230,000

E&H Edkins Holmes
ESTATE AGENTS

A delightful end-terrace house in Holywell Green, offering a perfect blend of comfort and style. With its flexible layout, the property can easily accommodate two or three bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office.

As you enter, you are welcomed by a spacious living and dining kitchen area, perfect for entertaining or enjoying family meals. There is a warm and inviting atmosphere throughout the home. The versatile rooms allow you to tailor the space to your needs, whether it be a cosy lounge, extra bedroom or an office area.

The attractive low-maintenance sun terrace garden is a standout feature, offering a serene outdoor space to relax and enjoy far-reaching views of the surrounding landscape. This garden is perfect for those who appreciate outdoor living without the burden of extensive upkeep.

With its desirable location and thoughtful design, this end-terrace house is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress.



To the Ground Floor:

Entrance Hall

Radiator. Wooden double glazed front door.

Living/Dining Kitchen 24'11" x 11'3" (7.612 x 3.434)

Fitted kitchen with a range of wall and base units and breakfast bar. Stainless steel single bowl sink. Electric oven. Gas hob with stainless steel and glass cooker hood over. Integrated fridge and freezer. Boiler. Understairs cupboard. Two radiators. UPVC double glazed windows to front and side elevations.

Utility Room 6'4" x 7'7" (1.931 x 2.314)

Plumbing for washing machine. Base units. Stainless steel sink.

Cloakroom

WC and wash hand basin. Radiator. Extractor fan.

To the First Floor:

Landing

Stairs from entrance hall and stairs to second floor. Radiator. UPVC double glazed window to side elevation.

Lounge/Bedroom 17'1" x 15'4" (5.230 x 4.696)

Currently utilised as a bedroom. Two radiators. UPVC double glazed windows to front and side elevation.

Bedroom Two 9'4" x 15'5" (2.859 x 4.714)

Radiator. UPVC double glazed window to rear elevation.

To the Second Floor:

Landing

Radiator. UPVC double glazed doors to garden.

Bedroom Three 13'6" x 15'5" (4.118 x 4.705)

Radiator. Two Velux windows. French doors with Juliet balcony.

Bathroom

Three piece suite comprising bath with shower over, wash hand basin and WC. Fully tiled. Extractor fan. Chrome towel radiator. UPVC double glazed window to rear elevation.

Garden

An enclosed sun terrace garden with artificial lawn.

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

Disclaimer

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