

# MARSH & MARSH PROPERTIES

12 Shaw Street, Holywell Green, HX4 9BE

£240,000



**\*\*ATTENTION ALL FIRST TIME BUYERS, YOUNG COUPLES/FAMILIES\*\*** This traditional THREE DOUBLE BEDROOM mid-terrace property demands an internal inspection to fully appreciate what is on offer. There are many features throughout the property to be impressed by, including an open basket fire, Inglenook fireplace and exposed stone staircase to name just a few. The property itself is set within a highly desirable location where local schools are within walking distance and there is easy access to the M62 motorway. In brief, to the ground floor is the main entrance hall, lounge, inner hallway, and the house bathroom. The dining room which is open plan with the kitchen can both be found to the lower level. Two double bedrooms are to the first floor and the third double bedroom to the second level. To the rear of the property is a wonderful, cobbled yard with hillside views and a stone-built outbuilding.

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## ENTRANCE HALL



Enter the home via a leaded and stained-glass UPVC door with a transom window into the hallway with an exposed wood floor and stone stairs down to a lower level.

## LIVING ROOM 3.3 x 4.2m (10'11 x 13'11)



A homely room with exposed wood flooring, stone and red brick fireplace with an open basket fire and fitted bespoke cabinets and shelving to both alcoves. To complete this room is a radiator, coving and a UPVC window.

## INNER HALL

A hallway leading to the lounge stained and varnished wood floor, radiator and UPVC window.

## BATHROOM



A three-piece suite comprises of a bathtub with a mixer tap and a shower above, pedestal sink, and low flush toilet. To complete this room there are large storage cupboards, part tiled walls, and UPVC window.

## LOWER LEVEL

### DINING ROOM 3.2 x 3.4m (10'7 x 11'1)





**BREAKFAST KITCHEN 4.6 x 4.0m (14'11 x 13'1)**



This bespoke fitted kitchen offers a wide range of wall and base units including an island unit. Along with a Rangemaster cooker which is included in the sale there is an integrated fridge, freezer, space and plumbing for a dishwasher within the kitchen island unit. To complete this room there is a ceramic sink with a mixer tap, tiled flooring, a useful under stair storage cupboard and a second storeroom with plumbing for a washing machine.



**FIRST FLOOR LANDING**



Open plan with the kitchen where you will find an open chimney breast, parquet flooring, traditional design radiator and a UPVC window.

A split-level landing with stairs leading up from the inner hallway and up to the second level. A radiator and a UPVC window with hillside views complete this space.

### BEDROOM ONE 4.6 x 4.2m (14'11 x 13'9)



Formerly two separate rooms converted to make this wonderful, large double master bedroom. If required, this could easily be converted back to make two separate double bedrooms with a simple partition wall, as the old separate doorway is still in place. To complete this room there is coving and two ceiling roses, two radiators, and two UPVC windows.

### BEDROOM THREE 2.3 x 3.2m (7'6 x 10'5)

A double room with built in shelves, a radiator and a UPVC window with hillside views.



### BEDROOM TWO 4.6 x 4.5m (14'11 x 14'9)



A converted loft space to building regulations is this generous size double bedroom with exposed

ceiling beams, a radiator and two Velux windows with blackout blinds.

### REAR GARDEN

A useful space to the rear of the property with a cobblestone floor, outbuildings, and hill views.

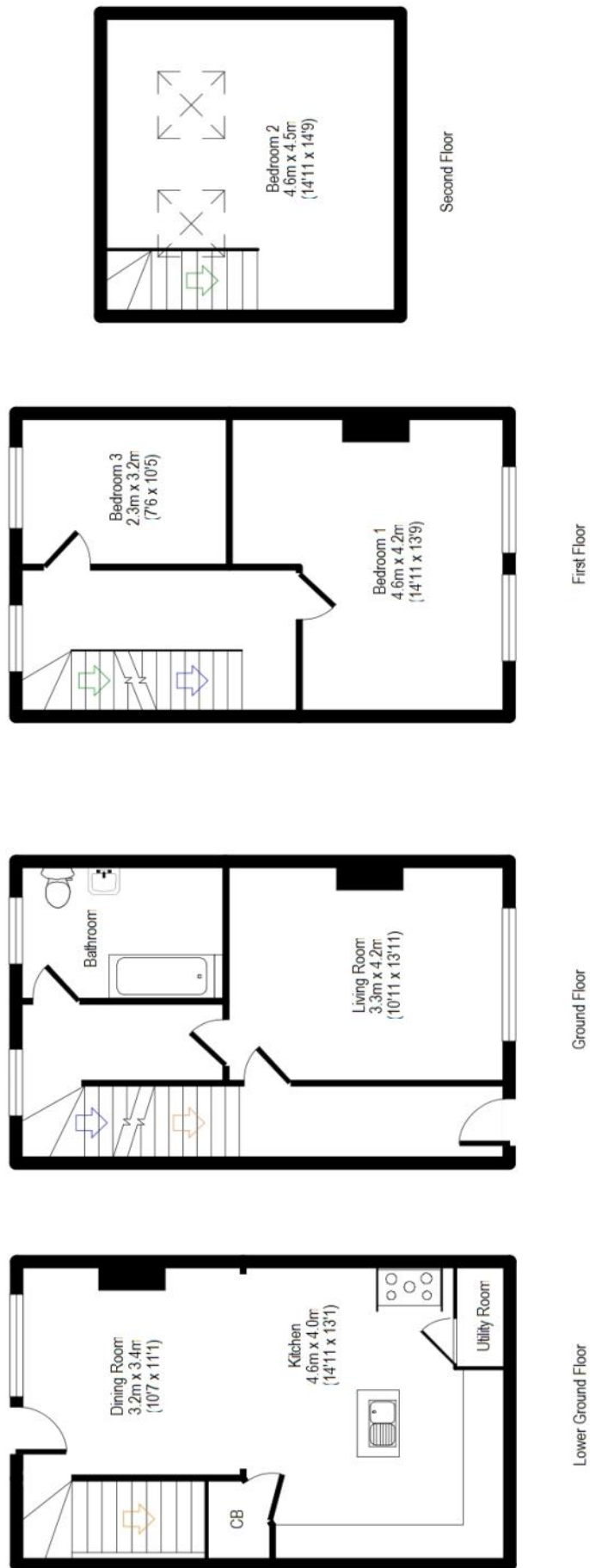


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