

MARSH & MARSH PROPERTIES

14 Shaw Street, Holywell Green, HX4 9BE

£250,000



****ATTENTION ALL YOUNG FAMILIES/COUPLES**** A THREE BEDROOM family home with many desirable features to be impressed by including the stone fireplace and high ceilings. The property is in a widely sought after location as it is within walking distance of local schools and there is quick and easy access to the M62 corridor. In brief, to the ground floor, there is an entrance hall that provides access to the lower level, a second reception room, and an office/single room. On the lower level, there is an open plan kitchen/living space with a gorgeous stone fireplace with multi-fuel stove and a useful under stair WC/utility. On the first floor you will find, two large double rooms and the house bathroom. Externally, to the rear of the property there is a cobbled yard with hillside views and a stone-built outbuilding. To the side there is an enclosed garden with artificial turf. To the front there is on street parking. An internal inspection is strongly advised.

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LOWER LEVEL

KITCHEN / SITTING ROOM 4.6 x 7.6m (15'1 x 24'9)



A wide range of wall and base units with a large double marble sink and chrome mixer tap. An integrated dishwasher as well as a Rangemaster cooker. A lovely fitted wooden bench that helps to separate the kitchen from the lounge area. In the lounge area there is a stone fireplace with a multi-fuel stove, a radiator, a wooden framed double-glazed window and wooden stable door that provides access to the rear garden. To complete this room there is gorgeous stone flooring and staircase up to the entrance hall, and dimmer ceiling spotlights throughout the lower level.



WC

Along with a toilet and wall mounted vanity there is plumbing for a washer machine and a dryer, and stone flooring.

GROUND FLOOR ENTRANCE HALL



Enter the property via a wooden door into the entrance hall with wooden flooring which provides access to the lower level and the lounge.

LIVING ROOM 3.5 x 4.3m (11'3 x 14'3)



A spacious living room with wooden flooring, a stone fireplace with a multi-fuel stove, a radiator,

two wooden framed double-glazed windows and wooden door leading to the side garden.



LANDING



A landing with wooden flooring, stairs leading to the first floor, and a wooden framed double-glazed window.

OFFICE/BEDROOM THREE 2.5 x 3.2m (8'0 x 10'5)

A single room currently used as an office space with a built-in wardrobe and shelving, feature fireplace, radiator, and framed double-glazed window to the rear. To the side there is an enclosed garden with artificial turf. To the front there is on street parking.



FIRST FLOOR LANDING

Stairs lead up to the first floor where you will find loft access.

MASTER BEDROOM 3.5 x 3.2m (11'3 x 10'5)



Large double room with built-in shelves and a storage cupboard as well as a radiator and two wooden framed double-glazed windows.

BEDROOM TWO 4.6 x 3.2m (15'1 x 10'7)



A large double with a radiator and two wooden framed double-glazed windows.

BATHROOM



A three-piece suite comprising of a bath with a handheld shower above and shower screen, a vanity sink, and a toilet. To complete this room the floor and walls are tiled, there is a towel radiator, a wall mounted mirror cabinet, and a wooden framed double-glazed window.



EXTERNAL



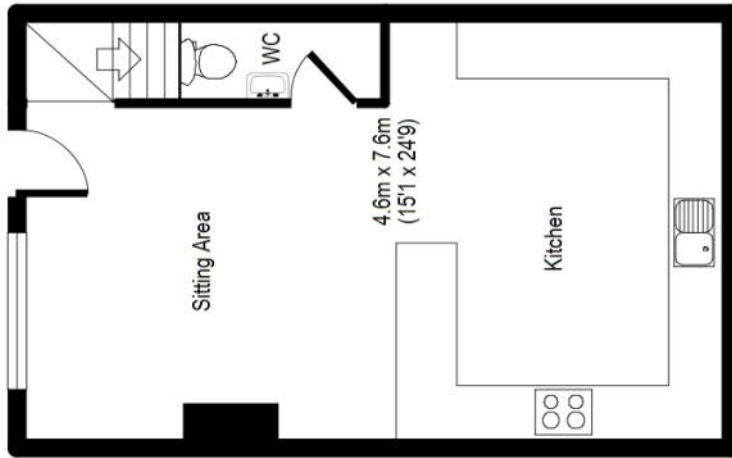
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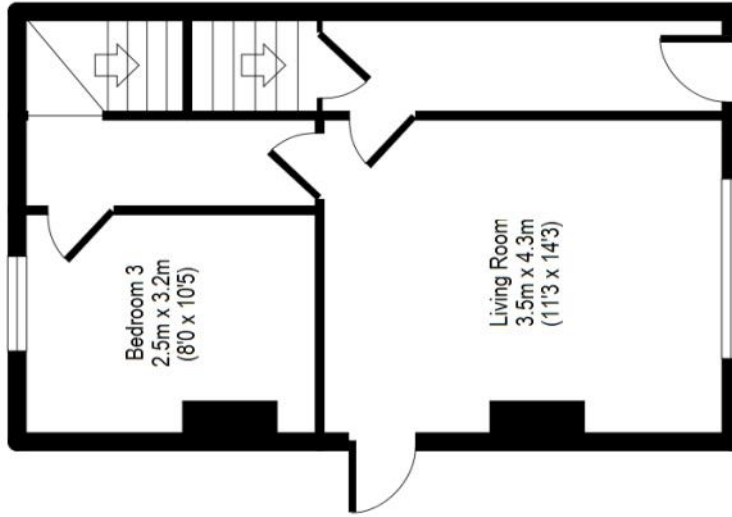


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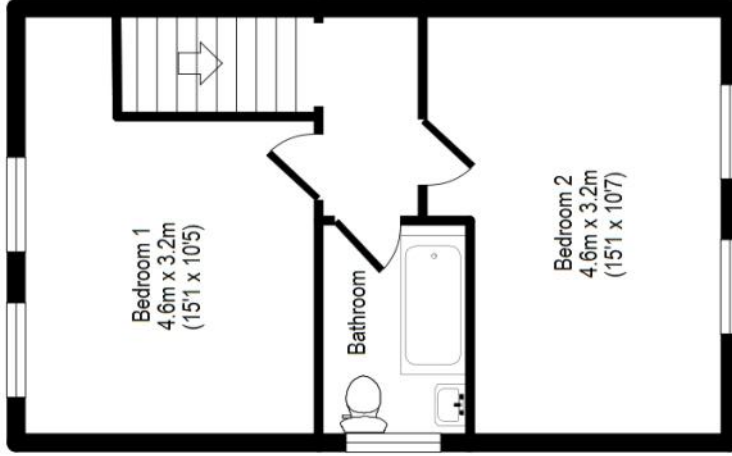


Lower Ground Floor



Ground Floor

104 sq. m / 1117 sq. ft



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

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