

MARSH & MARSH PROPERTIES

1 Brooklands Avenue, Holywell Green, HX4 9AA

£230,000



****ATTENTION ALL INVESTORS – DON'T MISS OUT ON THIS EXCELLENT OPPORTUNITY**** A THREE BEDROOM stone-built semi-detached family home situated in the highly sought-after area of Holywell Green. Positioned close to beautiful country walks, convenient local amenities and well-regarded schools, the property also offers quick and easy access to the M62 motorway for commuters. This home presents strong potential for a long-term family residence, with scope to extend to the side and/or rear (subject to planning permission). In brief, the ground floor comprises an entrance hall with both front and side access, a lounge, dining room, kitchen, and access to the basement. To the first floor, a landing provides access to two double bedrooms, a single bedroom, and a shower room. Externally, the property features a driveway for multiple vehicles, a front garden, and a stone-built detached garage, with an enclosed rear garden featuring artificial grass and a freestanding greenhouse. An internal viewing is strongly advised to fully appreciate what this home offers.

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ENTRANCE HALL



A UPVC front door opens into an entrance hall with storage cupboards, open staircase, UPVC side door and access to the basement.

BASEMENT 1.7 x 3.6m (5'6 x 11'9)



A convenient basement with tiled flooring, fitted shelving and two windows with vents, equipped with power and light.

LIVING ROOM 3.5 x 4.2m (11'5 x 13'7)

A well-proportioned lounge featuring a gas fire, decorative ceiling coving and a large UPVC bay window with hillside views allowing an abundance of natural light.



DINING ROOM 3.5 x 3.1m (11'5 x 10'2)



A dining room with an electric fire, fitted cupboard in the alcove and window overlooking the rear

garden.

KITCHEN



A kitchen fitted with wall and base units, a one-and-a-half bowl sink with chrome mixer tap and tiled splashbacks. Appliances include a hob and extractor fan, with space for a fridge, oven and washing machine. The room features wood-effect vinyl flooring, a sliding door leading to the dining room and UPVC windows.

LANDING

Stairs rise from the entrance hall to a landing providing access to all first-floor rooms and a partly boarded loft for storage.

BEDROOM ONE 3.2 x 3.5m (10'4 x 11'5)



A large double bedroom with fitted wardrobes and desk, and a UPVC window offering hillside views and ample natural light.



BEDROOM TWO 3.2 x 3.1m (10'4 x 10'2)



A double bedroom with fitted wardrobes and desk, and a UPVC window.

BEDROOM THREE 2.0 x 2.4m (6'8 x 7'10)

A single bedroom with fitted storage cupboard above the stairs and a UPVC window with hillside views.

SHOWER ROOM

A three-piece bathroom suite comprising a large walk-in shower cubicle with glass screen, pedestal

sink, and low-flush toilet. The room includes tiled walls, storage cabinet, heater, towel rail, and UPVC window.



EXTERNAL



To the front is an enclosed garden and a stone-flagged driveway providing parking for multiple vehicles, along with a detached stone-built garage. A stone path leads down the side of the property to the side entrance and the rear garden, which features artificial turf and a freestanding greenhouse.



DETACHED GARAGE 3.9 x 5.0m (12'9 x 16'4)

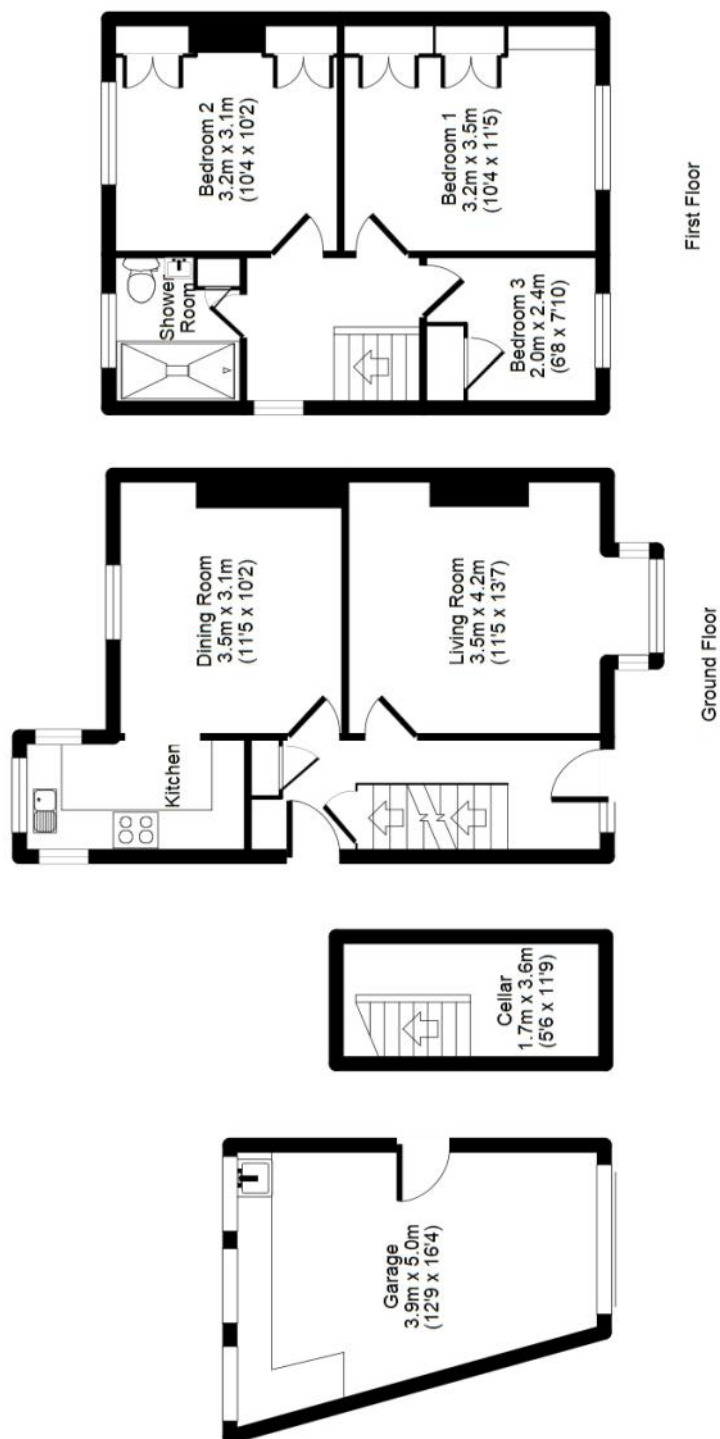


A single-car garage equipped with a fitted workbench, water, power, and light.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract.

No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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93 sq. m / 1001 sq. ft

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.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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(c) Marsh & Marsh Properties

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