

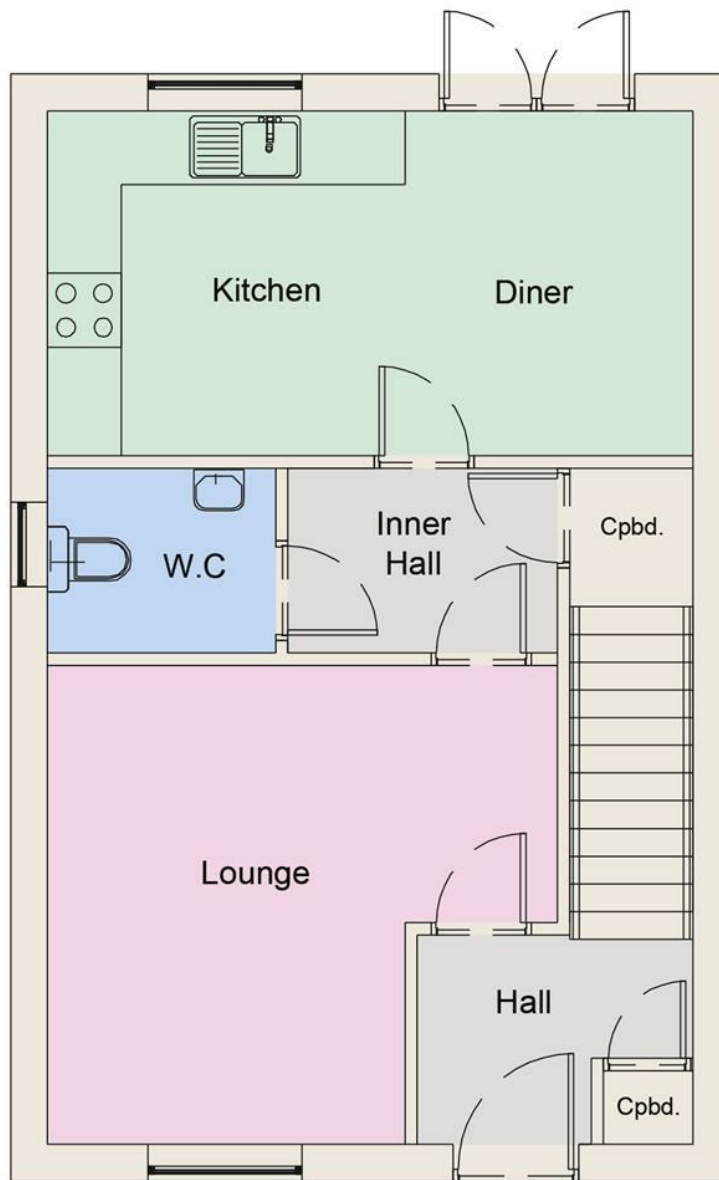


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

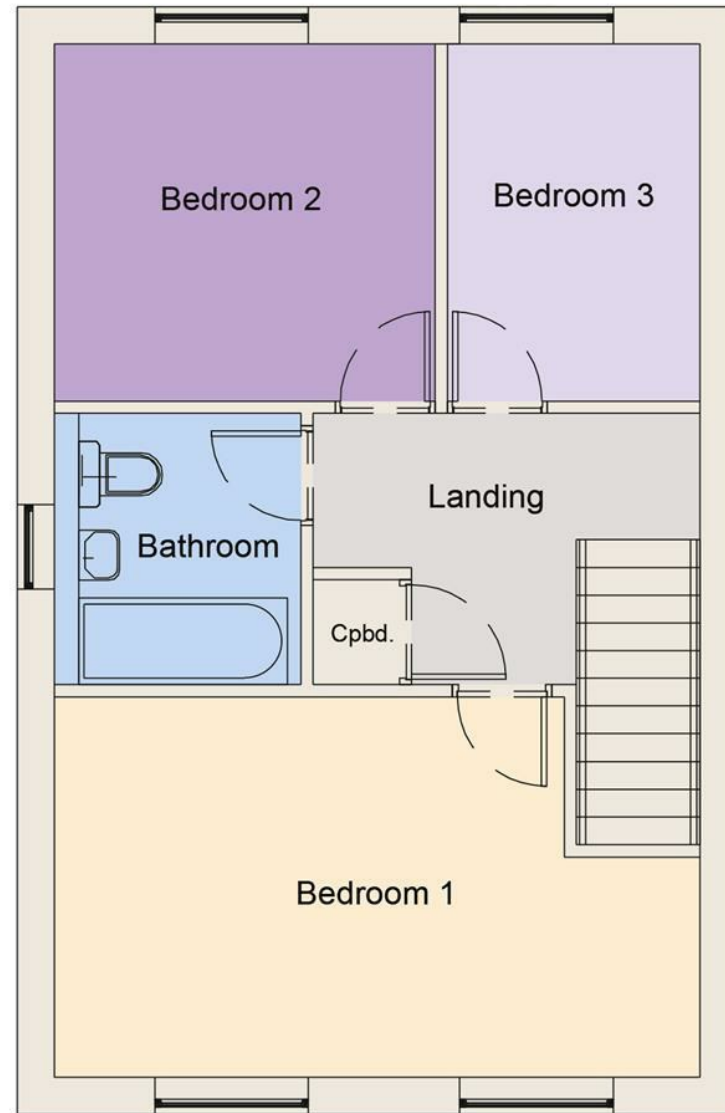
CHARLES LOUIS

HOMES LIMITED

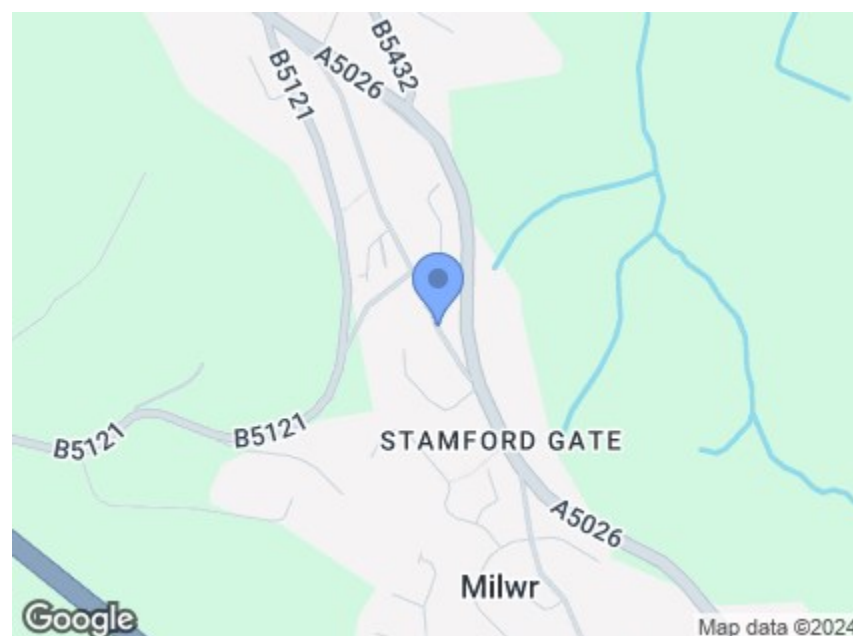
E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



Ground Floor



First Floor



Directions

Located close to the market town of Holywell with easy access to a range of shops, supermarkets, leisure facilities, schools and excellent commuting connections including bus and rail routes, the coast road and the A55 North Wales Expressway gives easy access to the Historic Town of Chester.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



The Penyffordd Holywell Manor
Old Chester Road, Holywell, CH8 7SG

Price £235,000



- Immaculate Three Bedroom New Build Property
- Sold With No Chain
- Semi-rural Location With Stunning Views & Close Proximity To Beech
- Close To Local Amenities, Transport Links & Walks
- Finished To A High Standard Throughout
- Open Plan Kitchen & Dining Room, With French Doors Opening To Garden
- Off Road Parking for Two Vehicles, With Gardens To Front & Rear
- ** Now with £5,000 Cash Back and £2,000 Flooring Contribution **

The Penyffordd Holywell Manor

Old Chester Road, Holywell, CH8 7SG

****IMMACULATE THREE BEDROOM NEW BUILD PROPERTY**FINISHED TO A HIGH STANDARD THROUGHOUT**STUNNING VIEWS OVER THE RIVER DEE ESTUARY**A MUST SEE!!!**Charles Louis Homes are pleased to bring to the market and selection of new build properties, finished to a high standard throughout and available to buy now. 'The Penyffordd' at Holywell Manor is a luxury three bedroomed new build family home with views over the River Dee Estuary, in a semi rural area. The property comprises of ground floor entrance hallway, downstairs WC, spacious and airy lounge, modern fitted kitchen/dining area and stairs to first floor. The first floor comprises of three bedrooms and a three-piece modern fitted family bathroom. The property has the benefit of gas central heating and uPVC double glazing throughout. Outside there are gardens to the rear and off-road parking for two vehicles. A Must See!!! To Appreciate Size, location & finish of property. Each property at Holywell Manor has been specifically designed for the needs of modern family living, with light and spacious layouts. The fantastic specification included as standard means you can move into your new home in comfort.**

The Help to Buy Scheme has been extended to 2025 – £300,000 price cap! Contact us if you would like any more information.

HALLWAY

Leading off to downstairs accommodation, storage cupboard, lighting and stairs to first floor

LOUNGE

13'5" x 12'9" (4.1 x 3.9)

uPVC double glazed window to front elevation, centre ceiling lighting, gas central heating radiator, power points



DOWNSTAIRS WC.

uPVC double glazed windows with side elevation, fitted with a two piece suite comprising low level WC and hand wash basin, lighting, extractor fan, fully tiled floor and walls

OPEN PLAN KITCHEN/ DINER

17'0" x 9'2" (5.2 x 2.8)

uPVC double glazed window with rear elevation and french doors overlooking garden, fitted with a range of modern fitted wall and base units and contrasting worktops with inset sink and mixer tap, induction four ring hob with integrated oven and modern fitted extractor above, stove, integrated dishwasher, integrated fridge freezer, integrated washing machine, laminate wood flooring, inset spots and gas central heating radiator.

FIRST FLOOR LANDING

Leading off to three good sized bedrooms and family bathroom

BEDROOM ONE

17'0" x 9'10" (5.2 x 3.0)

Two uPVC double glazed windows with front elevation, centre ceiling lighting, gas central heating radiator, power points,

FAMILY BATHROOM

6'6" x 7'2" (2.0 x 2.2)

uPVC doubled glazed window with side elevation, fitted with a modern three piece suite comprising of bath with shower and glass screen, low level WC, hand wash basin, fully tiled walls and flooring, inset spot lighting and extractor.



BEDROOM TWO

9'10" x 9'6" (3.0 x 2.9)

uPVC double glazed window with rear elevation, centre ceiling lighting, gas central heating radiator, power points



BEDROOM THREE

6'6" x 9'6" (2.0 x 2.9)

uPVC double glazed window with rear elevation, central ceiling light, gas central heating radiator and power points



REAR GARDEN

Mainly laid to lawn private rear garden with patio area

FRONT EXTERNAL

Lawned area, pathway to front door and parking for two cars