



## 7 Paper Mill Cottages

Paper Mill Lane, Oakenholt, CH6 5TD

Offers Invited £160,000



# 7 Paper Mill Cottages

Paper Mill Lane, Oakenholt, CH6 5TD

Offers Invited £160,000



## Accommodation Comprises:

Step up to:

Upvc double glazed composite door with decorative inset panels opens to:

### Enclosed Porch

Upvc double glazed windows to the side elevations, opening into:

### Entrance Hall

Double panelled radiator, wooden laminate flooring and stairs leading to the to 1st floor accommodation.

### Lounge

13'1" x 11'9" (4.0 x 3.6)

Upvc double glazed window to the front elevation with views over the green, double panelled radiator, inset cast-iron log burner set on a slate hearth, archway to alcove decorative ceiling rose and carpeted flooring:

Door into:

### Dining Room

11'5" x 8'6" (3.5 x 2.6)

Single glazed wooden window to the rear elevation looking into the utility room, double panelled radiator, built in storage cupboard with overhead cupboard, decorative ceiling rose, carpet flooring, overhead storage cupboard housing the utility meter and door into:

### Family Bathroom

8'6" x 4'3" (2.6 x 1.3)

Fitted with a three piece suite comprising: Panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin with free standing vanity cupboard beneath, high-level flush WC, splash back tiling with decorative Mosaic border, extractor fan, recessed spotlights, vinyl flooring and built-in storage cupboard.

### Kitchen

Housing range of wall, base and drawer units with complementary rolltop work surfaces over, stainless steel sink with drainer, mixer tap and shower attachment, splash back tiling, built-in electric oven with four induction hob and extractor hood over, void and plumbing for washing machine, Upvc double glazed window to the rear elevation and double

panelled radiator.

Door into:

### Lean To/Utility

Housing range of base and wall units with roll top work surfaces over, space for white goods, tiled flooring, polycarbonate roof panels, Upvc double glazed window and door to the rear elevation.

## FIRST FLOOR ACCOMMODATION

### Landing

Carpeted flooring and doors into:

### Bedroom One

12'9" x 29'6" (3.9 x 9.0)

Upvc double glazed window to the front elevation with panoramic views of the Dee Estuary and Wirral, double panelled radiator, textured ceiling and built-in storage cupboard.

### Bedroom Two

10'9" x 7'2" (3.3 x 2.2)

Upvc double glazed window to the rear elevation, single panelled radiator with carpeted flooring.

### Bedroom Three

9'2" x 7'10" (2.8 x 2.4)

Upvc double glazed window to the rear elevation, single panel radiator, built-in storage cupboard and carpeted flooring.

### Outside

The property to the front is approached by the communal pathway adjacent to an open green space. A wooden gate with a step up opens onto a concrete pathway leading to the front entrance. The garden to the front has been gravelled for low maintenance with a brick wall to the boundary.

To the rear of the property is a small block paved courtyard with encased oil fired central heating boiler with brick wall and wrought iron gate opening to the rear. Adjacent to the property, there is an enclosed lawn garden with brick built storage shed having two Upvc double glazed windows to the side and a wooden door for access to the front and rear. There is an available space to the rear providing a provision for off road parking.

### To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order 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.

### Opening Hours

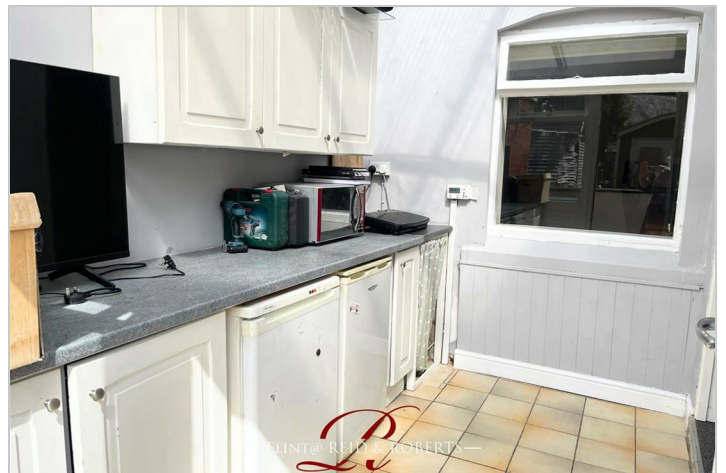
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



### Road Map



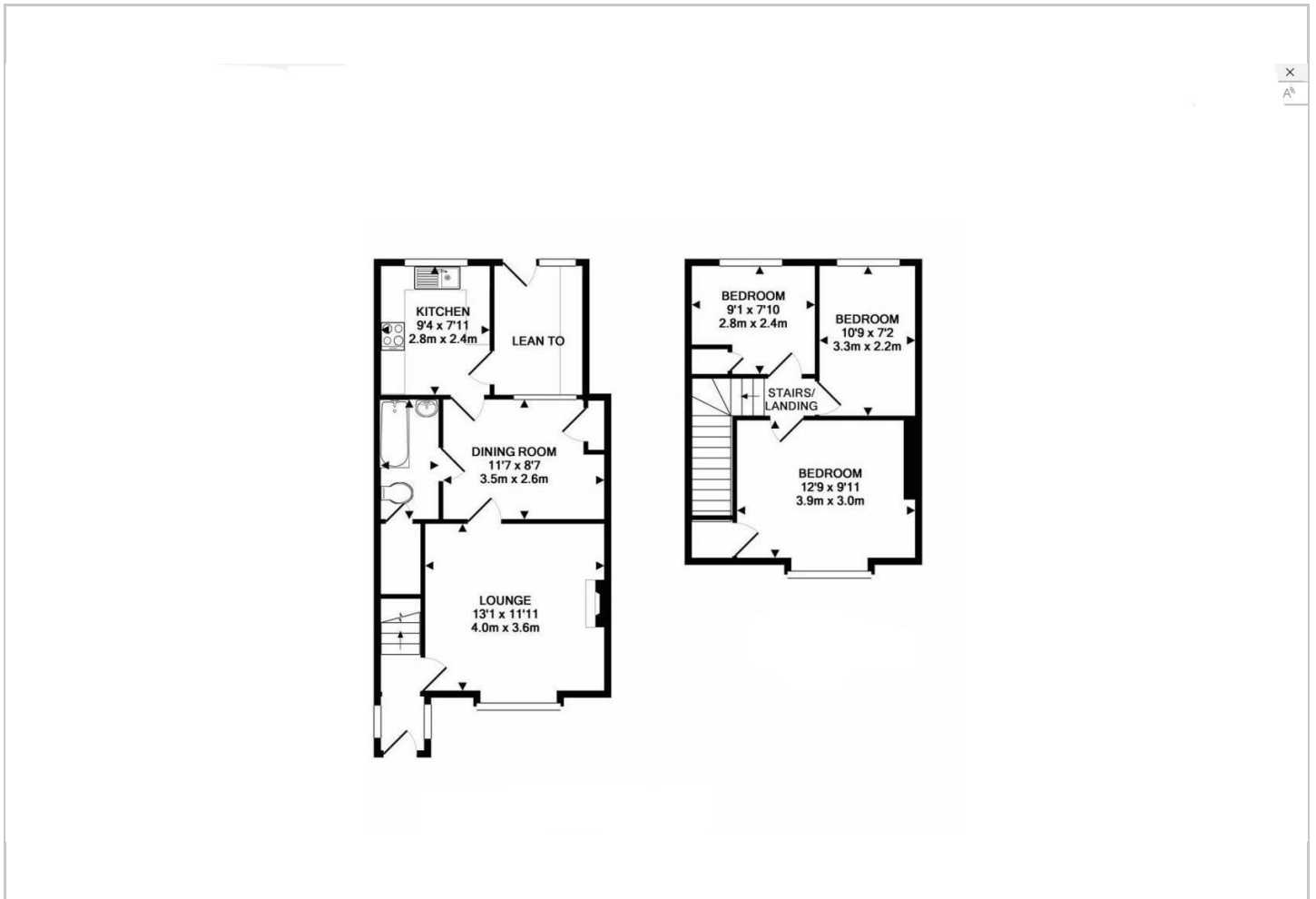
### Hybrid Map



### Terrain Map



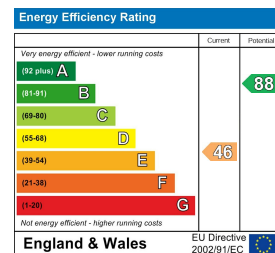
### Floor Plan



### Viewing

Please contact our Flint at Reid & Roberts Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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.