



Brynford Street

Holywell, CH8 7RD

Offers In Excess Of £350,000



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Accommodation Comprises

Wooden stable door with double glazed top window opens into:

Enclosed Porch

Coat hooks, ceiling light point and additional outside lighting.

Wooden door with glazed units opens to:

Kitchen/ Breakfast Room

15'3" x 12'9" >10'5" (4.65 x 3.89 >3.18)

This modern kitchen has been designed to be ideal for entertaining and is fitted with a range of high gloss curved wall and base units with granite work surfaces over and incorporating breakfast bar, tiled alcove with built-in 'Belling' Gas Double oven with seven ring burner gas hob and electric grill with extractor fan over, void and plumbing for American style fridge/ freezer. Double glazed sash window to the front elevation, frosted double glazed window to the rear elevation, stainless steel radiator, cupboard housing electric meter and fusebox, recessed spot lights, splash back tiles, tiled flooring.

Swing door leads into:

Utility

10'2" x 7'4" (3.10 x 2.24)

Housing a range of high gloss wall and base units with granite work surfaces over, stainless steel one and a half bowl sink unit with mixer tap over and inset drainer, void and plumbing for washing machine, dish washer and dryer, built in storage cupboard with wooden Louvre doors housing Worcester gas combi boiler. Double glazed sash window to the side elevation, tiled flooring.

Door leads into:

Downstairs WC

Fitted with a modern two piece suite comprising: Low flush WC and a hand wash base unit. Double glazed sash frosted window to the side elevation, radiator, tiled walls to dado height, tiled flooring.

Dining Room

15'3" x 12'4" plus bay (4.65 x 3.76 plus bay)

Cast iron open fire with matching mantle and tiled hearth, Double glazed bay window with side openers to the front elevation, Double glazed frosted window to the rear elevation, two vertical radiators, coved ceiling, recessed spotlights and ceiling light point.

Mosaic steps lead up to:

Sitting/ Snug Room

12'3" x 11'10" plus door recess (3.73 x 3.61 plus door recess)

Large feature double glazed window with stained glass to the front elevation, newly fitted double glazed patio doors opening to the front, under stairs storage cupboard, double panelled radiator and picture rail. Stairs leading up to the first floor accommodation.

Door leads into:

Lounge

21'9" x 15'3" (excluding bay) (6.65 x 4.65 (excluding bay))

Feature cast iron fireplace with coal effect gas living flame fire, fitted with a radon pump to the external rear wall. Double glazed bay window to the front elevation with side openers, four double glazed windows to the front, side and rear elevation with central patio doors opening on to a patio area to the side of the property. Two double panelled radiators, aerial socket, coved ceiling.

First Floor Accommodation

Landing

Picture rail, loft access, door in to Bathroom.

Steps lead up to a further landing area with double wooden doors opening to a storage cupboard with hanging rail and shelving. Access to Bedroom One and Bedroom Four.

An archway with a step down leads to another landing area with double glazed window to the rear elevation and doors to Bedroom Two and Bedroom Three.

Bedroom One

13'11" x 15'2" in to wardrobe > 9'10" " (4.24 x 4.62 in to wardrobe > 3.00 0.00)

Feature recessed area with three double glazed sash windows, two to the front, one to the rear and two double glazed windows non-openers to the side elevation. Fitted wardrobes having hanging rail with shelving and overhead storage with mirrored sliding doors, aerial socket and textured ceiling.

Bedroom Two

15'4" x 12'0" (4.67 x 3.66)

Recently been fitted with a king size bed unit and a bunk beds with stairs to the center making this perfect for a family guest room. Double glazed sash windows to the front and side elevation and one double fixed window to the rear elevation. Fitted wardrobes having mirrored sliding doors with hanging rail and shelving, double panelled radiator, aerial socket and textured ceiling.

Bedroom Three

11'4" x 11'1" Maximum Overall Measurement (3.45 x 3.38 Maximum Overall Measurement)

Two frosted double glazed sash windows to the front elevation, single panelled radiator, aerial socket, textured ceiling.

Bedroom Four

7'8" x 7'7" (2.34 x 2.31)

Double glazed sash window to the front elevation, double panelled radiator, aerial socket, picture rail, textured ceiling.

Bathroom

11'11" x 7'6" (3.63 x 2.29)

Four piece suite comprising: Free standing bath with central wall mounted tap and controls, walk-in shower with granite shower tray with glazed screen having ceiling mounted rain shower head with wall mounted shower attachment and controls, low flush WC and a sink with mixer tap over. Double glazed sash frosted windows to the front elevation, Victorian style radiator with towel rail over, a further wall mounted ladder style radiator, partially tiled walls, wooden flooring.

Tel: 01352 711170

Outside

The property is accessed via electric double gates which open on to a concrete driveway providing ample 'off road' parking and giving access to the Brick- Built Annexe. Steps lead up to a patio which gives access to the front door and on to a wooden decking seating area. The patio leads on to a lawn garden which leads around to the side of the property to a separate patio seating area also accessed from the Lounge. The garden is bound by wooden fencing.

Brick - Built Outbuilding

This detached brick - built outbuilding is currently used for storage but could be suitable for conversion to a separate Annexe, Garage or Workshop, subject to obtaining the relevant planning permissions.

Two wooden doors to the front give access to the the Annexe which is made up of two separate rooms to the ground floor measuring approximately 11'10" x 12'4" and 11'0" x 12'2". A wooden staircase leads up to the first floor which measures the whole length of the building. The first floor has not been measured due to the condition of the flooring. The Annexe has recently been fitted with double glazed windows.

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services

The agents have not tested the appliances listed in the particulars.

Floor Plans

These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

Loans

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

Hours Of Business

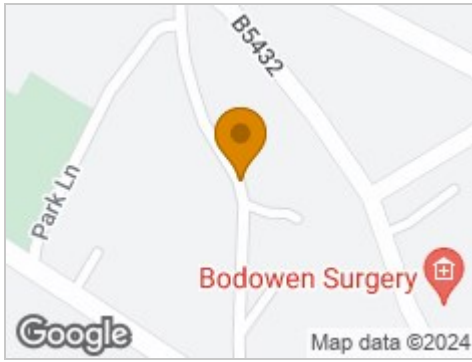
Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.



Road Map



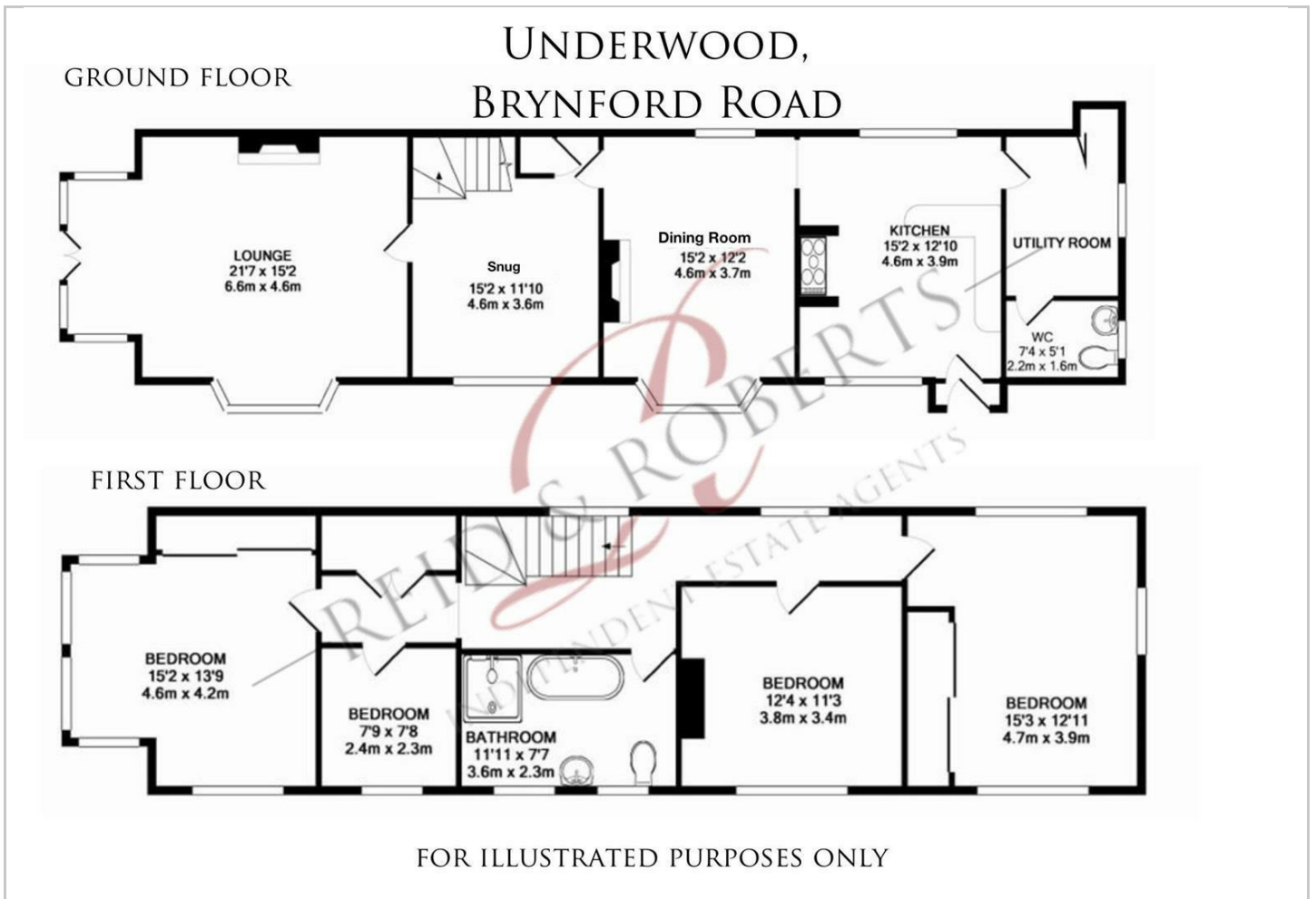
Hybrid Map



Terrain Map



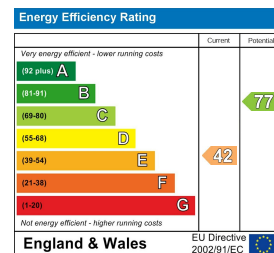
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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