



44 Whitford Street

Holywell, CH8 7NL

£300,000



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Accommodation Comprises

Shared access to the property with a paved pathway to the front UPVC door:

Reception Hallway

Downstairs W.C

5'10" x 3'3" (1.78m x 0.99m)

Two piece suite comprising: Low flush W.C, pedestal sink unit with splashback tiles. Tile effect vinyl flooring, single panelled radiator, Frosted double glazed window to the side elevation.

Lounge

13'5" x 12'1" (4.1 x 3.7)

Spacious room perfect for family time with a central fire feature; Black surround with an electric stainless steel pebble fire- Which also can be used as an open fire. A chimney is fitted to the fire place giving you the extra benefit of potentially adding a wood-burning stove in the future. Newly fitted wood effect vinyl flooring, two wall mounted lights and aerial extension. Two Double Glazed Georgian style window to the front elevation.

Open Plan Spacious Kitchen/Dining & Sitting Room

23' x 20' 2" (7.01m x 6.10m 0.61m ")

L Shaped room with a Vaulted ceiling to the Sitting Room Area

Kitchen

10'2" x 10'0" (3.10 x 3.07)

This fantastic open plan family living area offers ample entertaining space. Housing a range of wood effect wall, base and drawers units with granite-look worktops over, full splashback tiles, stainless steel sink unit with matching drainer and mixer tap over. Integrated electric oven and four ring hob with stainless steel hood over. Void and plumbing for washing machine/dryer and integrated dishwasher. Space for fridge freezer, wood effect vinyl flooring, recessed spotlights and a georgian style double glazed window to the rear elevation.

Dining/Sitting Area

23'3" x 10'2" (7.11 x 3.1)

Newly fitted wood effect vinyl flooring, Partially apex ceiling, recessed spotlights, double panelled radiator and two wall mounted lights. Under stairs cupboard; housing the boiler and fuse box. Double Glazed Georgian style window to the rear elevation and Double Glazed UPVC Patio doors leading out to the rear garden.

First Floor Accommodation

Landing

turn staircase leads to the landing area and doors lead off to:

Bedroom Two

13'9" x 11'9" (4.19m x 3.58m)

Two Georgian style window to the rear elevation, double panelled radiator

Bedroom Three

12'0" x 9'8" (3.67 x 2.97)

Two Double Glazed Georgian style window to the front elevation with wrought iron Juliet balcony. Double panelled radiator and telephone point.

Bedroom Four

8'11" x 7'7" (2.72m x 2.31m)

Two Double Glazed Georgian style window to the rear elevation, single panelled radiator and aerial socket.

Bathroom

7'2" x 5'9" (2.2 x 1.77)

Three piece suite comprising: Panelled bath with shower over and screen. Low flush W.C, pedestal sink unit. Partially tiled walls, tile effect vinyl flooring, fixed mirror with light and shaver socket. A Double Glazed Georgian style window to the front elevation with wrought iron Juliet balcony.

Second Floor Accommodation

Landing

Double glazed UPVC window to the side elevation, loft access, good sized airing cupboard providing storage with shelving.

Door leads into:

Main Suite

24'1" x 11'11" (7.35 x 3.65)

Dual aspect room with Two Double Glazed UPVC windows to the front elevation and Two Double Glazed UPVC windows to the rear elevation . A housing a range of fitted wardrobes, over head cupboards, bedside tables with niche corner display glass shelving. Further triple wardrobe with hanging rail and shelves. A wooden fire surround with electric fire place, two double panelled radiator, telephone point and aerial socket.

Door leads into:

Larger than an average En-suite

8'8" x 5'10" (2.65 x 1.79)

Three piece suite comprising of; A good sized corner shower cubicle with wall mounted electric shower, fully tiled walls and double glass

Tel: 01352 711170

privacy doors, Low flush W.C, pedestal sink unit, tile effect vinyl flooring and a wall mounted ladder style radiator. Double glazed Georgian style window to the front elevation.

Dressing Room/Office

8'10" x 7'5" (2.69m x 2.26m)

Georgian style UPVC Double Glazed window to the rear elevation, grey laminate flooring, double panelled radiator.

Outside

To The Front

To the front you will find a shared access to the adjacent property and chapel which is below the front of the garden of number 44.

To The Rear

The garden to the rear offers a great deal of privacy and has a lawned garden with a paved patio and gravelled seating area, a garden shed and is bounded by brick wall and fence panelling. You have allocated parking for 2/3 vehicles to the rear of the property.

EPC RATING C

COUNCIL TAX

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

MAKE AN OFFER

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.

INDEPENDENT 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.

MISDESCRIPTION ACT

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.

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.



Road Map



Hybrid Map



Terrain Map



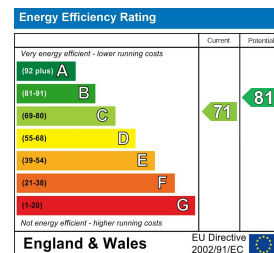
Floor Plan



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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