



## 4-6 Well Street

Holywell, CH8 7PL

Asking Price £130,000



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## ACCOMMODATION COMPRISES

Two wooden doors give access to the shop floor.

### SHOP FLOOR

25'5" x 20'4" max measurement (7.75 x 6.20 max measurement)

Two single glazed sash windows to the front elevation, wall mounted electric meter, gas meter, power points, alarm panel, fluorescent strip lights, tiled flooring.

Door into Store Room and storage cupboard, door gives access into living accommodation.

### BUILT-IN STORAGE CUPBOARD

5'6" x 4'2" (1.68 x 1.27)

With light.

### STORE ROOM/ KITCHEN AREA

14'10" x 10'0" (4.52 x 3.05)

Stainless steel sink unit and drainer with taps over and a base unit with storage, shelving, power points, fluorescent lights, vinyl flooring, door in to W.C.

### DOWNSTAIRS W.C.

5'3" x 3'4" (1.60 x 1.02)

Two piece suite comprising: Low flush W.C. and a wall mounted sink unit. Vinyl flooring, extractor fan.

### UTILITY

14'0" x 10'11" (4.27 x 3.33)

Single glazed window to the rear elevation, wall mounted gas Worcester boiler, single panelled radiator, fluorescent lighting, tiled flooring.

Stairs lead upto the first floor accommodation, door opens to the rear, door into W.C..

### DOWNSTAIRS W.C.

5'0" x 3'11" (1.52 x 1.19)

Two piece suite comprising: Low flush W.C. and a wall mounted sink unit. Single glazed frosted window to the rear elevation, tiled flooring.

## 1ST FLOOR ACCOMMODATION

### LANDING

Thermostat, turned stairs upto the second floor accommodation, doors into:

### LOUNGE/ DINER

17'3" x 11'9" (5.26 x 3.58)

Single glazed sash window to the front elevation, two double panelled radiators, phone point, aerial socket, textured and coved ceiling, wood effect laminate flooring.

### KITCHEN

8'8" x 7'9" (2.64 x 2.36)

Housing a range of wall and base units with roll top work surfaces, 1 and a ½ bowl stainless steel sink unit and drainer with mixer taps over, built-in electric oven and four ring gas hob with extractor fan over, space for fridge/ freezer, built-in storage cupboard, single glazed window to the rear elevation, spot lights, wood effect laminate flooring.

### BEDROOM ONE

20'0" x 10'0" (6.10 x 3.05)

Single glazed sash window to the front elevation, double panelled radiator, telephone point, coved ceiling, wood effect laminate flooring.

### BEDROOM TWO

14'7" x 10'8" (4.45 x 3.25)

### MAXIMUM OVERALL MEASUREMENT

Single glazed window to the rear elevation, double panelled radiator, coved ceiling, wood effect laminate flooring.

### SHOWER ROOM

5'11" x 3'6" (1.80 x 1.07)

Three piece suite comprising: Corner shower cubicle with wall mounted mains shower, low flush W.C. and a wall mounted sink unit. Single glazed frosted window to the rear elevation, double panelled radiator, extractor fan, tiled walls and flooring.

## 2ND FLOOR ACCOMMODATION

Door into:

### BEDROOM

20'5" x 11'10" (6.22 x 3.61)

Single glazed sash windows to the front elevation, single glazed window to the rear elevation, wood effect laminate flooring.



### DIRECTIONS

Situated just off Holywell high street next door to Corbett taxi office.

### 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.

### 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

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.

### 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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