



## 17 Well Street

Holywell, CH8 7PL

Offers Over £125,000



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## Accommodation comprises:

The property is approached via a wrought iron gate which leads to the low maintenance front garden area which has a side gate leading to the rear and the property is accessed from a wooden front door leading into:

### Lounge

14'6" x 13'8" (4.44 x 4.18)

Timber framed window with secondary glazing to the front elevation, single panelled radiator, smoke alarm and a door leads into:

### Kitchen/Breakfast Room

15'11" x 8'2" (4.87 x 2.51)

Fitted with a range of modern white laminate fronted units comprising a stainless steel single drainer sink unit set into a range of base storage cupboards including drawer pack with deep pan drawers set beneath laminate granite-effect topped work surfaces. Space for refrigerator. Space with plumbing for automatic washing machine. Space for free-standing cooker having fitted cooker hood above set into a range of matching suspended wall cupboards. Tiling to work areas. Sash window with secondary glazing. Extractor fan. Radiator. Part glazed door and step up leads to:

### Rear Hallway/Utility Room

7'2" x 3'1" (2.2 x 0.96)

Fitted laminate topped work surface having space beneath with plumbing for automatic washing machine, single panelled radiator, part glazed back door and a door into:

### Downstairs Wet Room

7'0" x 6'6" (2.14 x 2)

Having wet floor shower and friction flooring with instant heat electric shower fitted above. Two piece white suite comprising a close flush w.c. and wall mounted wash hand basin. Tiling to shower area. Fitted tall storage cupboard. Extractor fan. Radiator. Double glazed window.

## Stairs lead to the first floor accommodation

Landing having loft access point and doors off to:

### Bedroom One

13'9" x 11'1" (4.20 x 3.4)

Single panelled radiator. Timber window with secondary glazing. Second loft access-point.

### Bedroom Two

10'8" x 5'1" (3.27 x 1.56)

Single panelled radiator, fitted cupboard housing a wall mounted "Glow-Worm" gas fired combination-type central heating boiler set inside louvred-door cupboard. Exposed purlin and double glazed window to the rear elevation.

### Bathroom

7'8" x 5'6" (2.34 x 1.68)

Fitted with a three piece white suite having chrome finished fittings comprising a close flush w.c., pedestal wash hand basin and twin-grip panelled bath having thermostatic shower fitted above. Secondary double glazed window. Full tiling to shower areas with half tiling to remaining walls. Radiator. Extractor fan.

### Outside

To the front elevation the property has a raised forecourt set behind wrought-iron fencing with matching gate and a path to the front door. The path continues through a gate to the side, which leads to an enclosed rear yard.

## 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](mailto:holywell@reidandroberts.com)

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

**EPC RATING D**

**COUNCIL TAX BAND B**

Tel: 01352 711170

### Tenanted Property

Please note this property currently has a tenant but has been given 6 months notice who is currently looking for alternative accommodation so may be able to leave before the six months notice period. Any landlord wishing to purchase a property the tenant would be more than happy to stay and is currently paying £700.00 p.c.m.

### 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

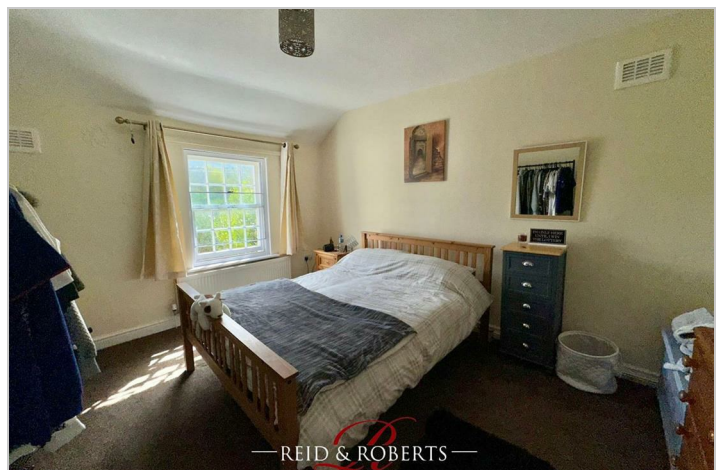
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.

### 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.



## Road Map



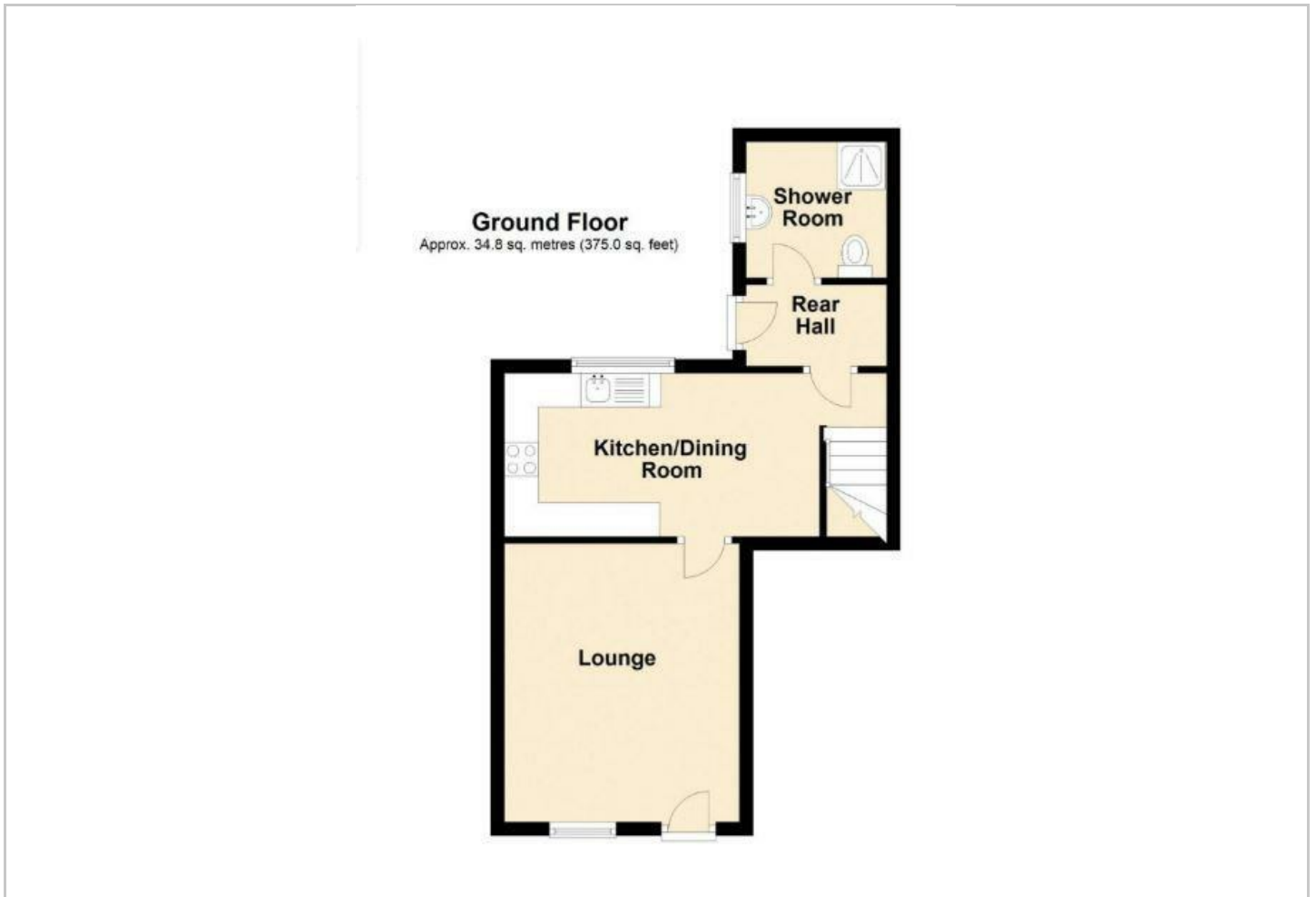
## Hybrid Map



## Terrain Map



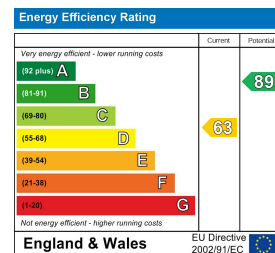
## Floor Plan



## 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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