



Westholme Fron Park Road

Holywell, CH8 7UT

Offers Over £320,000



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Accommodation Comprises:

Enclosed Porch

6'6" x 5'4" (2 x 1.65)

Step in to the enclosed porch which has tiled floor, high coved ceiling, glazed frosted door with matching side panels, leads into:

Reception Hallway

12'3" x 11'10" (3.75 x 3.62)

Great size hallway with doors leading to reception rooms, built in storage cupboard and loft hatch with pull down ladder. High ceilings with deep coving, telephone point and single panel radiator with sill above and two wall light sockets, smoke alarm., archway leads into the inner hallway with doors off to all accommodation.

Inner Hallway

13'1" x 11'5" (4 x 3.5)

Deep coved high ceiling, single panelled radiator, wall light and doors off to:

Lounge

15'5" x 12'1" (4.7 x 3.7)

This room has a feature fireplace with marble hearth and surround housing a coal effect gas fire. High ceilings and deep coving, two wall lights, single and double radiator, telephone and aerial points. double glazed leaded window to the side elevation and double sliding doors leading to the conservatory.

Conservatory

11'9" x 5'6" (3.6 x 1.7)

Dwarf brick wall with tile sill, double glazed window with leaded top openers, poly carbonate roof, wood effect vinyl flooring, power points. Double glazed french doors lead out to rear garden.

Kitchen/Breakfast Room

11'9" x 11'1" (3.6 x 3.4)

A range of wall and base units providing ample storage with rolled top work surfaces, built in breakfast bar, one and half bowl sink with mixer tap, splashback tiling, tiled flooring, single panel radiator, integrated electric oven with electric hob and extractor over, integral fridge and freezer. Tongue and groove ceiling with recessed spotlights, double glazed leaded window overlooking rear garden and double glazed door leading to rear garden.

Bedroom Three/Sitting Room

15'8" x 12'9" (4.8 x 3.9)

Large picture window to the front elevation flooding the room with lots

of natural light and providing stunning view over the dee estuary. High ceilings with deep coving, single panel radiator, four wall light sockets, tv socket. Sliding wooden doors lead in to

Bedroom One

12'5" x 12'9" (3.81 x 3.9)

With picture double glazed leaded window to the front elevation providing stunning view over the Dee Estuary, high coved ceiling, single panelled radiator

Bedroom Two

12'9" x 12'0" (3.9 x 3.68)

Double glazed window to the rear overlooking the rear garden, single panelled radiator and door off to:

En-Suite Shower

Fully tiled shower cubicle with rainfall shower over, tiled flooring and wall mounted towel radiator.

Wet Room

7'10" x 6'6" (2.4 x 2)

Fully tiled bathroom having a walk in shower area with mixer tap shower, low flush WC, pedestal sink unit, wall mounted towel radiator, textured and coved ceiling, double glazed frosted window to the rear elevation

Door off Inner Hallway leads into further hallway

With open tred staircase leading to the converted attic room, which could be used as a further fourth bedroom with dressing area.

Dressing Area

8'6" x 4'11" (2.6 x 1.5)

Fitted with a range of wardrobe providing hanging rail and shelving with further storage space into the eaves and a door leads into:

Attic Room/Bedroom

10'9" x 9'6" (3.3 x 2.9)

This room has previously been used as a bedroom with a double glazed window to the rear overlooking the rear garden, built in wardrobes providing hanging rails and fitted shelving,

Outside

To The Front

The property is approached via a winding tarmac driveway on to the private drive providing off road parking for multiple vehicles and access to garage with up and over door. Central steps lead up to the front of the property.

Tel: 01352 711170

To The Rear

Step out to the patio area there are steps leading to a raised patio area which houses a range of mature shrubs and plants. There is a small decked area also. Further steps take you to a large lawned area which is kept private with fence panels all round.

Outbuilding

10'2" x 5'6" (3.1 x 1.7)

Currently used as a utility having plumbing for washing machine and a door leads into an outside toilet which has a low flush W/C.

Garage

16'4" x 9'0" (5 x 2.75)

The garage has an up and over door and has lighting and power sockets.

EPC Rating TBC

Council Tax Band F

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01244 816444

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.

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

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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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