



REID & ROBERTS
 INDEPENDENT ESTATE AGENTS

15 Crosfield Road

, Greenfield, CH8 7JB

Offers Over £160,000



*VIEWINGS HIGHLY RECOMMENDED *IMMACULATE PROPERTY *GREAT SIZE GARDEN WITH VIEWS

We are pleased to present for sale this charming Three Bedroom Semi Detached property, which boasts a delightful interior and comes highly recommended for viewings. The ground floor features a Reception Hallway, a Lounge with bay windows, and a Modern Fitted Kitchen with access to a rear decking area offering picturesque views of the Dee Estuary. Moving to the first floor, you will find a landing, Three Bedrooms, and a Modern Bathroom. Outside, the property is enclosed by a bricked wall with wrought iron rails, a tarmac driveway for off-road parking, and a wooden gate leading to a two-tier garden at the rear. The garden includes a spacious decking area and a well-maintained lawned garden.

Greenfield offers a variety of shops, a school and is close by to Holywell which offers offers a wide range of Local Shops, and supermarkets, as well as Schools, Churches, Public Transport and Recreational Facilities. A Town market takes place on a Thursday whereby Holywell hosts a range of individual retailers and food stalls. The market town of Holywell is well known for St Winefride's Well, a holy well surrounded by a chapel, dedicated to Saint Winefride. The Greenfield Valley which is situated a short walk from Holywell Town is a heritage park.



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Property Description

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Accommodation Comprises

Composite upvc door with decorative panels open into:

Reception Hallway

With stairs leading to the first floor, double glazed frosted window to the side elevation, large under stairs storage cupboard which houses the boiler and has a double glazed window to the side elevation. Single panel radiator, smoke alarm and corner cupboard which houses the electric meter. Door leads to

Living Room 13'8" x 12'0" (4.17 x 3.68)

Double glazed bay window to front elevation floods the room with natural light. Feature fireplace with wooden surround and filled with decorative logs, wooden shelves in one recess and TV point in the other. Wood effect laminate flooring, double panel radiator and wall lights.

Kitchen/Breakfast Room 16'4" x 8'0" (5 x 2.46)

Wooden folding door leads in to kitchen housing a range of wall and base units, light grey cupboards with wood effect worktops over, composite sink and drainer with mixer tap, space for american style fridge freezer, dryer and space and plumbing for washing machine. Inset space for range cooker with a five ring gas hob and extractor over, brick style splash back tiles, built in shelving and under lights and kick board lights, wood effect laminate flooring, double glazed window to rear elevation with views over the Dee Estuary. A double glazed door leads out to rear patio area.

First Floor Accommodation

Landing

Double glazed window to side elevation, single panel radiator, smoke alarm and loft access. Doors lead to:

Main Bedroom 12'2" x 11'6" (3.71 x 3.51)

Double glazed bay window to front elevation, good size room with space for king size bed and other free standing furniture, single panel radiator and picture rail.

Bedroom Two 11'1" x 9'6" (3.4 x 2.92)

Double glazed window to the rear elevation providing stunning views over the Dee Estuary, built in storage cupboard with shelves, double panel radiator.

Bedroom Three 11'6" x 9'6" (3.51 x 2.92)

Double glazed window to the rear elevation offering views over the Estuary, single panel radiator, carpeted flooring.

Family Bathroom

Modern white three piece suite comprising: low flush W/C, vanity unit with inset sink and mixer tap, panel bath with mains powered wall mounted shower, heated towel rail and frosted window to side elevation. Fully tiled walls, tile effect vinyl flooring, extractor fan and light.

Outside

To The Front

A concrete driveway provides off road parking, gates leading to the rear garden and a grass area with shrubs and plants.

To The Rear

Step down to the raised decked area which is fenced to keep it safe and secure, steps lead down to a grass area and access to the outbuilding which has electric and power. There is a garden shed for storage and the garden is fenced all round for privacy.

EPC Rating - TBC

Council Tax Band - B

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.

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.

LOANS

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

MISDESCRIPTION ACT

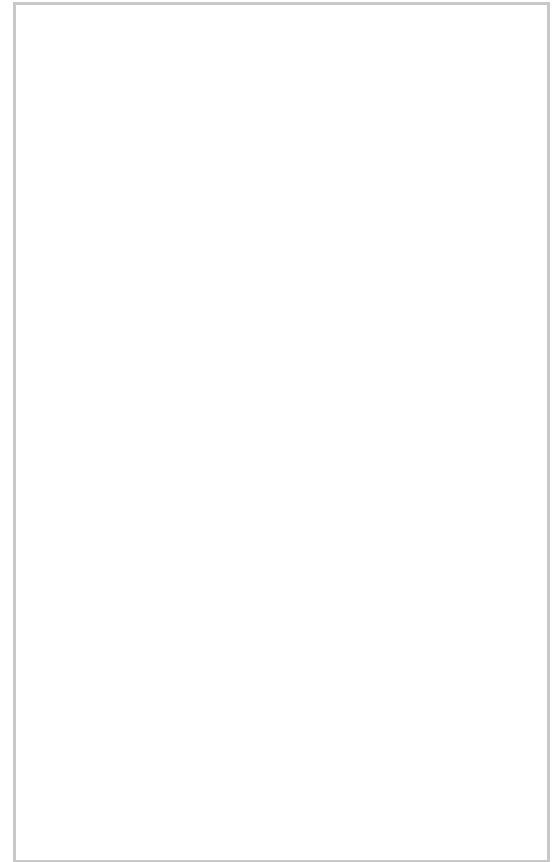
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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10 High Street, Holywell, Clwyd, CH8 7LH

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