



4 Derby Terrace

Bagillt Road, Greenfield, CH8 7HF

Offers Over £100,000



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Accommodation Comprises

Step upto a Upvc door with double glazed frosted units, opens to:

Lounge

11'10" x 11'8" (3.63 x 3.56)

Inglenook fire with inset cast iron multi fuel burner, Upvc double glazed leaded window to the front elevation, cupboard housing gas meter, wall mounted electric meter and fusebox, single panelled radiator, aerial socket, textured ceiling and wood effect laminate flooring. Opening into:

Dining Room

11'10" x 8'2" (3.61 x 2.51)

Turned staircase leading upto the first floor accommodation with under stairs storage cupboard, single panelled radiator, textured ceiling and wood effect laminate flooring. Opening into:

Kitchen

12'11" x 10'9" (3.94 x 3.30)

Housing a range of wall and base units with roll top work surfaces over, stainless steel sink unit and drainer with mixer tap over, built-in double oven and grill with integral five ring hob and extractor hood over, space for fridge/ freezer. Built-in cupboard with void and plumbing for washing machine, dryer and wall mounted gas combi boiler. Upvc double glazed window to the rear elevation, splash back tiles and recessed down lights. Upvc door with double glazed unit, opens to the rear.

First floor Accommodation

Landing

Bedroom One

12'7" x 10'9" (3.86 x 3.30)

Upvc double glazed leaded window to the rear elevation, spot lights.

Bedroom Two

12'0" x 10'7" (3.66 x 3.25)

Upvc double glazed leaded window to the front elevation, built-in storage cupboard with wooden louvre doors, single panelled radiator, loft access, textured ceiling.

Bathroom

Three Piece Suite comprising: Wood panelled bath with central mixer tap and shower attachment over, low flush W.C. And a sink with wooden vanity unit and mixer tap over. Single panelled radiator, tiled walls, textured ceiling.

Outside

To the rear of the property you will find a wooden decking area with a paved patio area and a rear wooden gate.

EPC Rating C

Council Tax Band A

Directions

From the agents office in Holywell follow Whitford Road and turn left signposted Greenfield, continue down the hill turning right at the next junction. Follow the road along under the railway bridge and continue towards the roundabout. The property can be observed on the left hand side before the roundabout and can be identified by way of our For Sale board on the left hand side.

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.

Services

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.

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



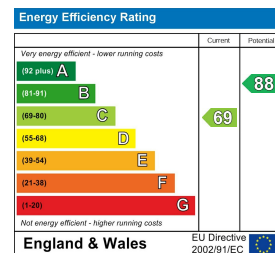
Floor Plan



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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