



Applegarth

Milwr, Holywell, CH8 8BE

Offers Over £250,000



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Accommodation Comprising

Arched recess and front entrance porch with tiled step. Outside light and Upvc double glazed front door with matching side panels opens into:

Reception Hallway

12'5" x 6'3" (3.8m x 1.93m)

Staircase to the first floor, electricity meter cupboard, telephone point, decorative tiled flooring, panelled radiator, original feature stained / leaded window to the side elevation. doors into:

Sitting/Dining Room

12'7" into bay x 12'2" (3.84m into bay x 3.73m)

Double glazed bay window to the front elevation with views over the surrounding countryside. Cast iron multi fuel stove set on a hearth with wooden beam mantle over, wood flooring, coved ceiling and radiator.

Lounge

13'9" into bay x 11'8" (4.2m into bay x 3.58m)

Double glazed bay window to the rear elevation. feature fire with tiled hearth and surround (not in use), parquet floor, coved ceiling, wall lights and radiator.

Inner Hallway/Utility

8'3" x 6'11" (2.54m x 2.13m)

Double glazed window to the side elevation, tiled flooring, floor standing oil fired central heating boiler, void and plumbing for washing machine, space for fridge/ freezer, Archway opens into the kitchen.

Kitchen/Breakfast Room

12'2" x 10'0" (3.73m x 3.05m)

Fitted with a modern range of base units with black granite effect worktops with inset 'Belfast' style sink unit with mixer tap over. Tiled splashback surround,

built-in eye-level electric cooker, inste four ring electric hob, panelled radiator, beamed ceiling, two double glazed windows to the side and rear elevation and Upvc double glazed door which opens to the rear garden.

First Floor Accomodation

Landing

Feature stained / leaded single glazed window to the side elevation. Access to roof space and doors into:

Bedroom One

13'1" into bay x 11'8" (4.01m into bay x 3.58m)

Double glazed bay window to the front elevation with views over the surrounding countryside and across towards the Dee Estuary, Wirral Peninsular and Cheshire in the far distance. Wood effetc laminate flooring,, coved ceiling and panelled

Bedroom Two

11'8" x 10'5" (3.56m x 3.18m)

Double glazed window to the rear elevation with views. over neighbouring farmland. Coved ceiling, wood effect laminate flooring and radiator.

Bedroom Three

7'6" x 6'10" (2.3m x 2.1m)

Double glazed window to the front with views towards the Dee estuary, panelled radiator.

Shower Room

6'10" x 6'11" (2.1m x 2.13m)

Fitted with a modern white suite comprising panel bath with mixer shower tap and electric shower over, pedestal wash basin and low flush WC. Part tiled walls, radiator, built in linen cupboard and double glazed window.

Tel: 01352 711170

Outside

The front of the property is approached via a block driveway providing 'Off Road' parking for 3-5 vehicles, bound by wood panelled fencing and hedging. To the side of the property you will find a separate, mainly laid to lawn garden which is bound by hedges and a wood picket fence and borders onto open farmland to the side. To the rear of the property you will find a covered paved patio area ideal for outdoor furniture and al fresco dining, a raised lawn garden with pond with steps up to a wooden decking/ seating area.

Garage

Access via double doors.

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.

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.

LOANS

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

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.

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.



Road Map



Hybrid Map



Terrain Map



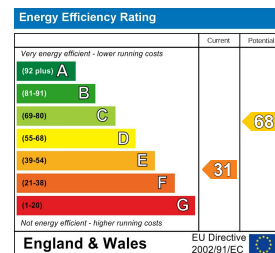
Floor Plan



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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