



22 Bala Avenue

Greenfield, Holywell, CH8 7HD

Offers In The Region Of £120,000



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Accommodation Comprises

Step up to UPVC entrance door into:

Entrance Hall

Step up to the UPVC entrance door into a welcoming hallway featuring a UPVC double-glazed frosted window to the front elevation, wood-effect laminate flooring, a radiator, smoke alarm and a staircase leading to the first-floor accommodation. A door leads into:

Lounge

A spacious and inviting living area with a UPVC double-glazed window to the front elevation, allowing for plenty of natural light. The room benefits from wood effect laminate flooring, a radiator, power points, and an opening leading into the:

Kitchen / Diner

A well-equipped kitchen housing a range of modern wall and base units with complementary worktop surfaces and splash-back tiles. It includes a stainless-steel sink with a swan neck mixer tap over, a built-in oven and integrated gas hob with stainless steel splashback and extractor fan over. Space for a washing machine and fridge/freezer. The under-stairs storage provides additional practicality and storage. A wall-mounted boiler, radiator, tiled flooring and a UPVC double-glazed window overlooks the rear garden, bringing in natural light and a UPVC stable door leads to the rear garden.

First Floor Accommodation

Landing

Providing loft access and doors leading to two well-proportioned bedrooms and the bathroom.

Bedroom One

A spacious double bedroom, easily accommodating a bed and additional furniture. Two UPVC double-glazed windows to the front elevation ensure a bright and airy feel. The room also includes a radiator and power points.

Bedroom Two

Overlooking the rear garden, this comfortable bedroom features a UPVC double-glazed window, a radiator, and power points, making it an ideal space for a guest room, home office, or child's bedroom.

Bathroom

A three-piece suite comprising a low-flush W.C, a wall mounted sink with mixer tap over, and a panelled bath with taps and a wall-mounted electric shower. The bathroom is finished with stylish tiled walls and tiled flooring, a chrome towel rail radiator, and a frosted UPVC double-glazed window to the rear elevation for privacy.

Garage

Up and over door with light and power, offering ample storage and potential for further use.

External

The property is approached via a driveway providing 'off road' parking and leads to the garage. A paved pathway leads to the entrance door, complemented by a well-maintained lawned front garden bound by bushes and hedges.

The rear of the property features a delightful tiered garden, perfect for outdoor enjoyment. A patio area provides space for garden furniture and al fresco dining. Steps lead up to an elevated lawned garden, complete with a garden shed, all enclosed by wood-panelled fencing for privacy and security.

Tel: 01352 711170

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.

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.

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

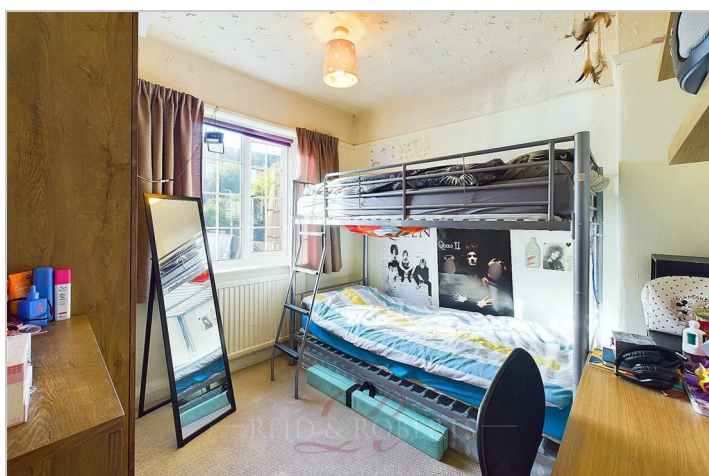
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

MISDESCRIPTION ACT

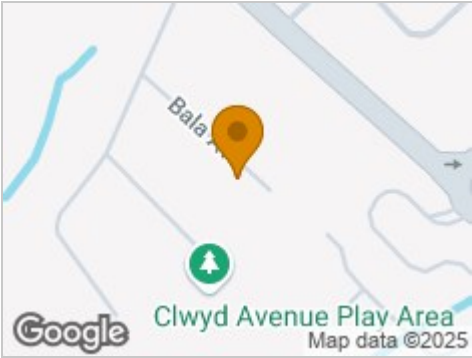
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

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



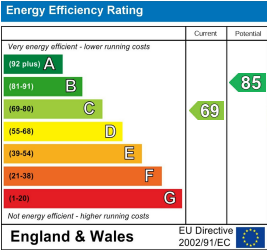
Floor Plan



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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