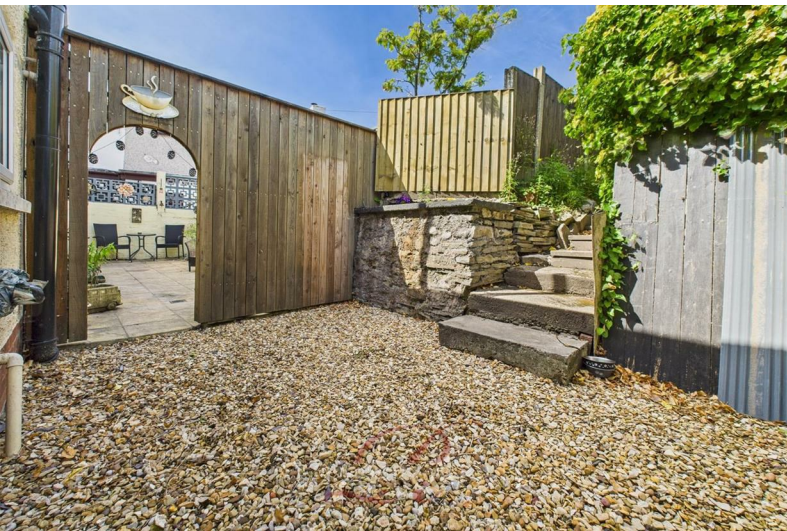




7 Rose Hill

Holywell, CH8 7TL

Offers Over £110,000



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Accommodation Comprises

A UPVC door with a frosted glass inset leads into:

Entrance Porch

A bright and practical space with a UPVC double glazed window to the front elevation, wrapping around to the side elevation allowing for plenty of natural light to filter in. The tiled flooring adds a sleek finish whilst a wall light above the door has been provided for practicality.

A wooden door with a decorative glazed glass inset opens into the main living area.

Living Room

This cosy and comfortable living area provides access to the rest of the property with a door leading into the kitchen and stairs to the first floor accommodation.

A large UPVC double glazed window to the front elevation floods the room with daylight whilst the panelled radiator ensures warmth during the cooler months, keeping that cosy feeling locked in. The room houses a fitted base cupboard - suitable for extra storage needs, a wall-mounted cupboard with the electric meter and fuse board, a ceiling light, multiple power points, a decorative fireplace with space for a plug-in fire and new carpet.

From the living room, a wooden door opens into:

Kitchen

A modern and bright space fitted with base units and a complimentary wooden worktop with a tiled splashback, offering a sleek finish. The kitchen comprises a built-in oven, four-ring electric hob and hooded extractor fan over, a 1 + ½ bowl stainless steel sink with drainer and mixer tap, undercounter integrated fridge/freezer and space for a washing machine. A storage cupboard under the stairs housing the boiler is the ideal place for extra storage or to use as a pantry.

Additional features of the room include ceiling beams, spotlights, tiled flooring and many power points for suitable appliances. A UPVC double glazed window to the rear elevation looks onto the garden whilst a UPVC door with a frosted glazed inset gives access.

First Floor Accommodation

Landing

Essential features include a ceiling light and smoke alarm. One door leads to the bathroom, while a second door, accessed via steps opens into the bedroom.

Bedroom

A bright room with a high ceiling offers space for bedroom furniture, with additional standout features including built-in wardrobes - perfect for storage solutions, beamed ceilings, spotlights, power points, carpeted flooring and a panelled radiator, ensuring warmth and comfort.

Bathroom

A wooden door with a frosted window to the side opens into the bathroom. A stylish three-piece suit comprises a pedestal sink with mixer tap, low-flush W.C and a bath with mains shower and adjustable shower head attachment above.

Fully tiled walls and floor, recessed spotlights, towel rail and a UPVC double glazed window to the rear elevation ensures comfort and warmth within the space.

External

The front of the property is approached via a golden gravelled area, stylishly bordered by contemporary grey brickwork, adding a touch of modern elegance to the exterior. On-street parking is available for residents and visitors alike.

At the rear of the property you will find a low-maintenance gravelled yard which is ideal for garden furniture and unwinding in peaceful surroundings. Steps lead up to a

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shared pathway offering convenient access to the rear of Rose Hill.

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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.

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

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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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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.



Road Map



Hybrid Map



Terrain Map



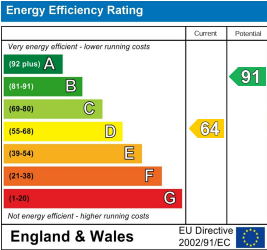
Floor Plan



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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