



**Burrwood Terrace, Holywell Green, HX4 9AL**  
**Offers Over £180,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



A delightful two-bedroom character cottage offering charm, comfort, and practicality. The property features a welcoming living space, a modern shower room, and two well-proportioned bedrooms, making it ideal for a variety of buyers.

To the rear is a generous garden, which includes an outdoor swimming pool (not currently in use) that offers exciting potential for refurbishment or an opportunity to re-landscape to suit your needs. Conveniently located for local amenities, schools, and commuter links, this appealing cottage blends traditional character with everyday ease of living.



**Entrance Hall**  
Tiled flooring. UPVC double glazed door to front elevation.

**Lounge 13'8" x 12'8" (4.189 x 3.877)**  
Gas stove set in an Inglenook fireplace. Ceiling beams.  
Radiator. Wooden double glazed window to front elevation.

**Dining Kitchen 17'10" x 6'7" (5.450 x 2.021)**  
Fitted kitchen with a range of wall and base units. Stainless steel one bowl sink. Gas hob. Electric cooker point. Cooker hood. Plumbing for washing machine. Two radiators. Wooden stable door to rear elevation. Wooden double glazed window to rear elevation.

**Landing**  
Stairs leading from entrance hall. Exposed stone wall. Loft access.

**Bedroom One 19'4" x 9'1" (5.914 x 2.776)**  
Fitted wardrobes. Radiator. French doors to rear elevation. Wooden double glazed window to front elevation.

**Bedroom Two 11'1" x 8'5" (3.380 x 2.571)**  
Fitted wardrobes. Radiator. Wooden double glazed window to front elevation.

**Shower Room**  
Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Wooden double glazed window to rear elevation.

**Rear Garden**  
Tiered garden with decking and patio.

**Council Tax Band**  
B

**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
easy.washed.audit

**Disclaimer**

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