

Brooklands Avenue, Holywell Green, HX4 9AA

£275,000

Edkins & Holmes
ESTATE AGENTS

A fully modernised, three bedroom, semi detached house on this popular cul-de-sac in Holywell Green. Having been updated by the current owners to create a lovely home, with views over Shaw Park, which is ideally suited to a professional couple or family.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor. On the first floor there are three bedrooms and the house bathroom. There is a gated lawn garden to the front and a lawn and decking garden to the rear.







Inner Hall
UPVC double glazed window to rear elevation. Radiator.

Lounge 11'1" x 11'4" (3.395 x 3.473)
Radiator. UPVC double glazed patio doors.

Dining Kitchen 16'9" x 10'1" (5.128 x 3.097)
Fitted wall and base units. One bowl sink. Electric oven. Cookermaster Range cooker (included). Integrated washing machine. Integrated fridge / freezer. Radiator. Access to cellar. Two UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

Cellar
Boiler. Radiator.

Landing
Stairs from entrance hall. UPVC double glazed window to side elevation.

Bedroom One 10'3" x 10'2" (3.139 x 3.116)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'3" x 8'11" (3.125 x 2.742)
Radiator. UPVC double gazed window to rear elevation.

Bedroom Three 7'7" x 8'0" (2.328 x 2.448)
Currently utilised as a dressing room. Radiator. UPVC double glazed window to rear elevation.

Shower Room
Modern, white three piece suite comprising shower cubicle, wash hand basin and WC. UPVC double glazed window to front elevation.

Front Garden
Gated lawn garden.

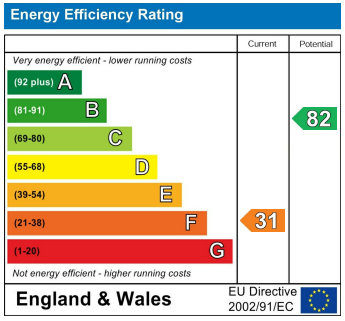
Rear Garden
Lawn garden with patio seating area which overlooks Shaw Park.

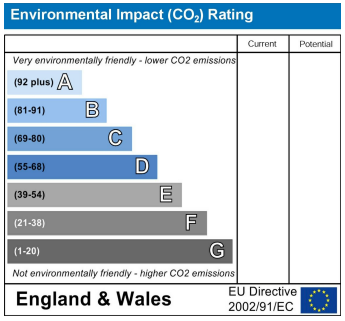
Council Tax Band
B

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.

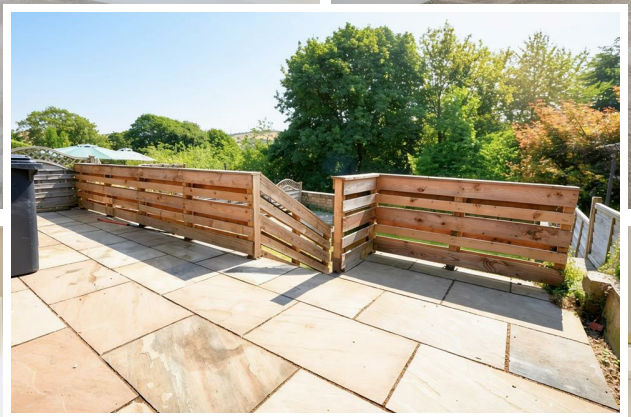
The three words designated to this property is:
take.feeds.sank

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We are not a member of a client money protection scheme.















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