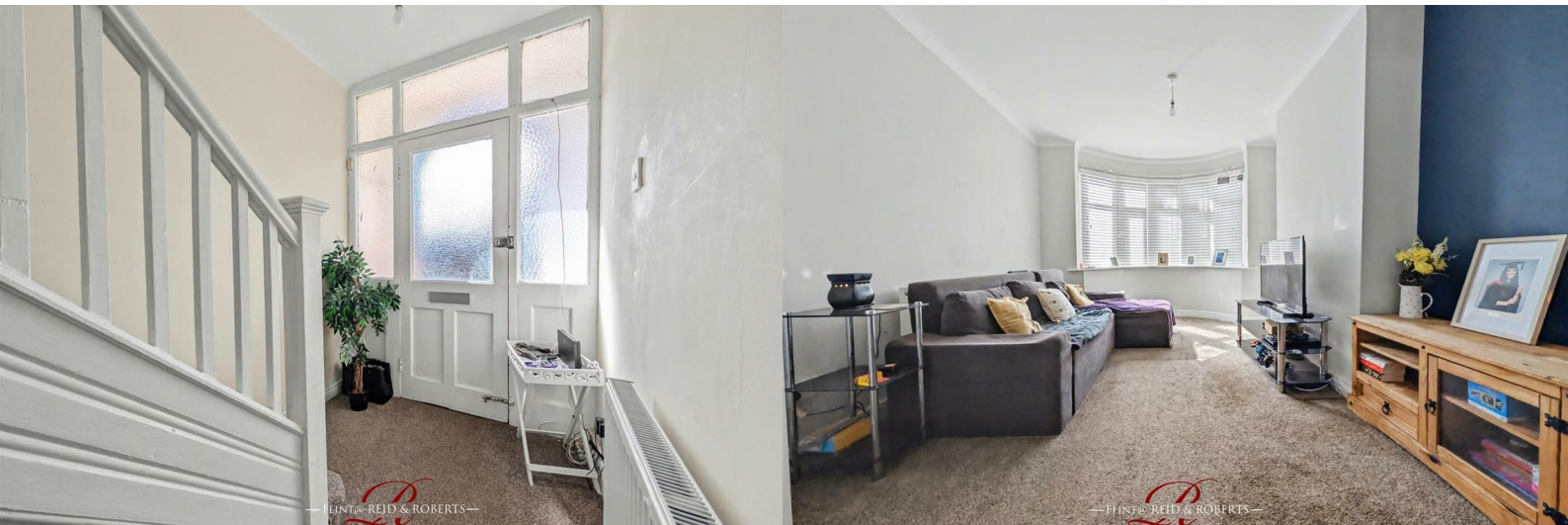




21 School Lane

Greenfield, Holywell, CH8 7HR

£165,000



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Accommodation Comprising:

Step up to storm porch, wooden door with frosted inset and side panels into:

Entrance Hall

Stairs leading to the first floor, double panelled radiator, door into:

Lounge/Diner

10'85 x 25' (5.21m x 7.62m)

Double glazed bay window to the front elevation, double panelled radiator,

Kitchen:

17'5 x 5'8 (5.31m x 1.73m)

The extended kitchen is fitted with a range of shaker-style wall, drawer and base units with complementary work surfaces over, inset sink and drainer unit with mixer tap over, electric hob and oven with splashback and extractor fan over, void and plumbing for washing machine, wall mounted boiler, double panelled radiator, Sky light, double glazed upvc windows to the side and rear, upvc double glazed French doors to the rear, and upvc frosted double glazed door to the side elevation, inset spotlights, wood effect laminate flooring.

First Floor Accommodation:

Landing

Double glazed window to the side elevation, loft access, doors into:

Bedroom One:

13'4 x 10' (4.06m x 3.05m)

Double glazed bay window to the front elevation, double panelled radiator, carpet flooring.

Bedroom Two:

11'5 x 10'9 (3.48m x 3.28m)

Double glazed window to the rear elevation, double panelled radiator, carpet flooring.

Bedroom Three:

7'4 x 7' (2.24m x 2.13m)

Double Glazed window to the front elevation, double panelled radiator, carpet flooring.

Bathroom:

Fitted with a three piece suite comprising: Panelled bath with mixer shower over, low level flush w.c, pedestal wash hand basin, frosted upvc double glazed window to the side elevation, decorative vinyl splashbacks, vinyl flooring.

Outside:

The property is approached via a driveway providing 'Off Road' parking leading to the front entrance. There is a lawned garden area with dwarf wall boundaries and a wood panelled gate gives access to the side.

The rear garden is fully enclosed and mainly laid to lawn with wood fence panel boundaries

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroboters.com

PLEASE NOTE:

The agents can accept no responsibility and

Tel: 01352 762300

appointments are carried out completely at viewers own risk.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Opening Hours

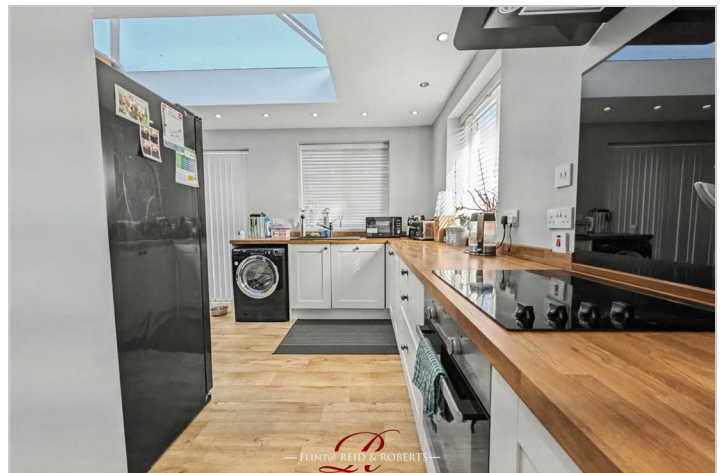
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

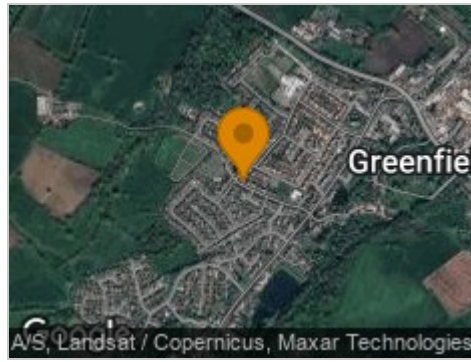
Saturday 9am - 4pm



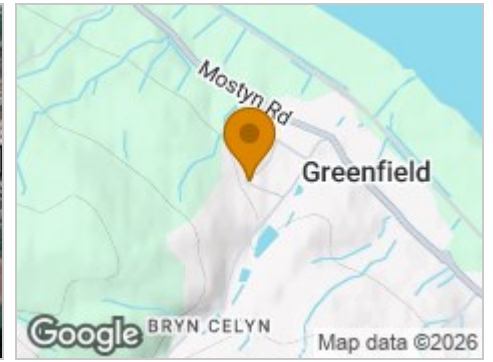
Road Map



Hybrid Map



Terrain Map



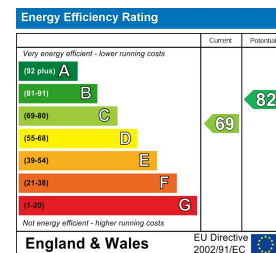
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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