



6 West Drive

, Holywell, CH8 7LR

£150,000



Reid and Roberts Estate and Letting Agents are delighted to present 6 West Drive, a fantastic renovation opportunity with no onward chain. This three-bedroom semi-detached home offers buyers the chance to modernise and add value, with spacious interiors, off-road parking, and endless potential throughout. Providing a true blank canvas, the property is ideally suited to first-time buyers, growing families, or investors seeking a well-proportioned home in a convenient location.

Situated within walking distance of Holywell town centre, the property enjoys easy access to a range of local shops, cafés, schools and leisure facilities. Excellent transport links are also close by, with the A55 and A548 providing swift connections to Chester, Deeside and the North Wales coast, while regular bus routes link to surrounding towns and cities.



Accommodation Comprises

Internal Porch

The property is approached via attractive arched uPVC double doors, leading into a small internal porch with tiled flooring, perfect for shoes and coats. From here, a wooden decorative door opens into the entrance hallway. This practical space sets the tone for the home and provides an immediate sense of the property's potential.

Entrance Hallway

The entrance hallway is functional and well laid out, featuring a smoke alarm, small understairs storage cupboard housing the fuse box, and a further practical understairs cupboard with built-in shelving, ideal for household essentials. Doors lead from the hallway into both the lounge/dining area and the kitchen/breakfast room, while stairs lead to the first-floor accommodation. Although the space is in need of modernisation, it offers a strong foundation for creating a welcoming and stylish entrance.

Lounge / Dining Room

The open-plan lounge and dining room is the heart of the home, offering generous proportions and abundant natural light. A large UPVC double-glazed bow window to the front elevation and UPVC French doors with side windows open onto the rear garden, making the space bright and airy. The room also features radiators, picture rails, and two wall-mounted fireplaces. While the décor and fixtures would benefit from modernising, the layout provides flexibility for entertaining or family living and offers an excellent opportunity to create a contemporary, stylish living space.

Kitchen

The kitchen is practical and well-sized, fitted with a range of wall and base units and worktop surfaces. It includes a stainless steel sink with mixer tap, a wall-mounted Worcester boiler, and spaces for an oven, fridge/freezer, and washing machine. Dual-aspect uPVC double-glazed windows overlook the front and side elevations, and a door leads to the side of the property, providing access to the rear garden. While the kitchen would benefit from modernisation, it offers an excellent base to create a contemporary kitchen-diner or open-plan cooking and dining area.

First Floor Accommodation

Landing

Stairs lead to first floor accommodation, UPVC double glazed frosted window to the side elevation with doors opening to three bedrooms, wet room and separate W.C

Bedroom One

The main bedroom at the rear of the property is a generous double room with fitted wardrobes containing shelving and hanging rails, a built-in cupboard with shelving, and a uPVC double-glazed window offering views over the rear garden and towards the Dee Estuary. The room also features a radiator and picture rail. While some updating is required, the space provides a comfortable and versatile main bedroom with excellent storage potential.

Bedroom Two

Located at the front of the home, the second bedroom is another spacious double with fitted wardrobes, radiator, picture rail, and uPVC double-glazed windows to the front elevation. Bright and airy, this room is ready to be modernised and personalised to suit a variety of uses.

Bedroom Three

The third bedroom, though smaller, remains practical and flexible, suitable for use as a nursery, home office, or single bedroom. A front-facing uPVC double-glazed window ensures the room is light and welcoming, with potential to refresh or redesign according to personal taste.

Wet Room

The property features a generously sized wet room, fully tiled and fitted with a wall-mounted electric shower, wet floor flooring, wall-mounted sink, radiator, extractor fan and UPVC double glazed frosted window to the side elevation. While functional, this space would greatly benefit from modernisation and could be redesigned to suit contemporary tastes.

Separate WC

The separate WC has a uPVC double-glazed frosted window to the side elevation and partially tiled walls. There is potential, subject to planning and checks, to combine the WC and wet room to create a larger, modern family bathroom, offering excellent flexibility to improve the property's first-floor layout.

External

The front of the property is approached via gates leading to a driveway, providing off-road parking, and a single pedestrian gate with a path to the front door. The low-maintenance, paved front garden is easy to care for, while a lean-to side shelter provides practical storage for bins or bikes. The rear garden is fully paved and secure, featuring steps leading up to the lounge/dining area and a large storage shed. This outdoor space is straightforward to maintain and offers potential for landscaping or creating a personalised garden retreat.

EPC RATING D

COUNCIL TAX BAND C

VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their 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.

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.

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 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.

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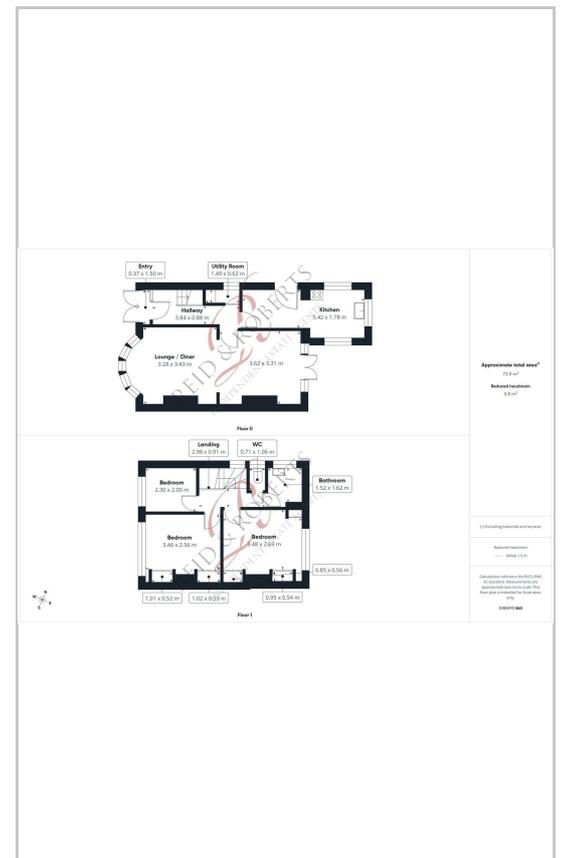
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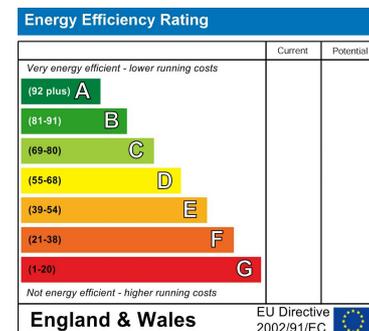
Area Map



Floor Plans



Energy Efficiency Graph



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