



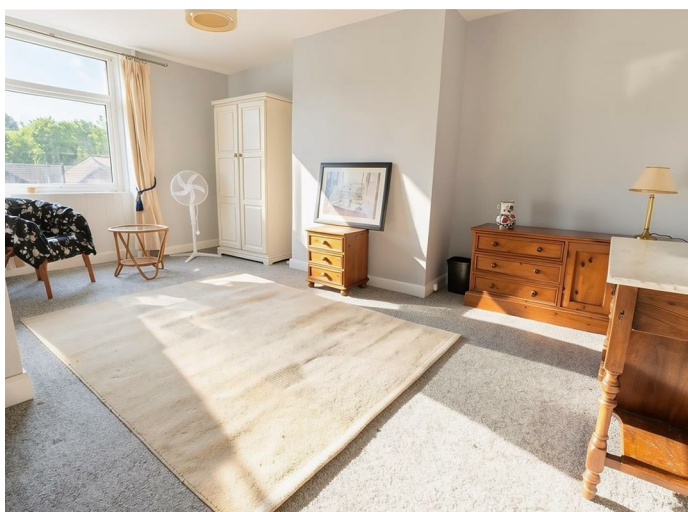
Station Road, Holywell Green, HX4 9AW
£120,000

E&H Holmes
ESTATE AGENTS

Ideal for a first-time buyer, downsizer, buy-to-let investor or those looking for a potential Airbnb/holiday let opportunity, this spacious one-bedroom end terrace cottage is located in the well-regarded village of Holywell Green, with convenient access to local amenities, public transport links and the M62 motorway network.

The accommodation, in brief, comprises: Entrance hall and open-plan lounge and kitchen to the ground floor. To the first floor is a generous double bedroom and modern shower room.

With its manageable accommodation and convenient location, the property could make an ideal first home, rental investment or short-term let, subject to any necessary consents.



Entrance Hall

Radiator. UPVC double glazed window to side elevation.
UPVC double glazed front door.

Lounge 16'7" x 10'11" (5.066 x 3.333)

Open plan to kitchen. Exposed ceiling beams. Gas fire.
Radiator. UPVC double glazed window to front elevation.

Kitchen

Open plan with lounge. Fitted kitchen with a range of wall
and base units. Asterite one and half bowl sink. Tiled
splashback. Electric oven. Gas hob with cooker hood over.
Plumbing for washing machine. Boiler. UPVC double
glazed window to side elevation.

Landing

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

Bedroom 16'9" x 11'4" into alcove (5.122 x 3.476 into alcove)

Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Fully
tiled. Chrome towel radiator. UPVC double glazed window
to front elevation.

To The Front

Enclosed patio yard with wrought iron gate and fence.

Council Tax Band

A

Location

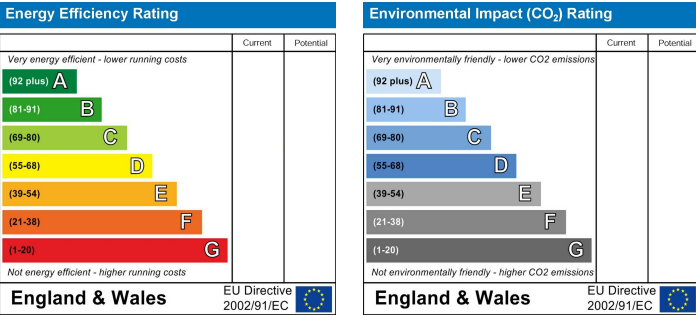
To find the property, you can download a free app called
What3Words which every 3 metre square of the world has
been given a unique combination of three words.

The three words designated to this property is:
weep.breath.economies

Disclaimer

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details accurate and reliable they should not be relied on as
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give nor do we or our employees have authority to make or
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property. Please contact the office before viewing the
property to confirm that the property remains available.
This is particularly important if you are contemplating
travelling some distance to view the property. If there is
any point which is of particular importance to you we will
be pleased to check the information for you. We would
strongly recommend that all the information which we
provide about the property is verified by yourself on
inspection and also by your conveyancer, especially where
statements have been made to the effect that the
information provided has not been verified. We are not a
member of a client money protection scheme.





Ground Floor



First Floor



All measurements are approximate and for display purposes only
Plan produced using PlanUp.