



Cross Street, Holywell Green, HX4 9AZ
£300,000

E&H Holmes
ESTATE AGENTS

A superb detached, three bedroom plus occasional room, family home located in Holywell Green. Situated behind private electric gates and with an open outlook to the rear this home is ideally located for local amenities, schools and the M62 corridor and will make an ideal home for a family or professional couple.

The accommodation, in brief, comprises: Entrance vestibule, entrance hall, lounge, dining kitchen and cloakroom to the ground floor. On the first floor are three bedrooms and the house bathroom with the occasional room situated on the second floor. Externally the electric gates lead to the block pave driveway and garage to the front with an enclosed lawn and patio garden to the rear.



Entrance Vestibule

UPVC double glazed door to side elevation.

Entrance Hall

Understairs cupboard. Radiator. UPVC double glazed window to side elevation. Door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Extractor fan. Radiator. UPVC double glazed window to side elevation.

Lounge 13'10" x 11'9" (4.223 x 3.586)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Kitchen 17'1" x 9'11" (5.210 x 3.026)

Fitted kitchen with wall and base units. Ceramic one and a half bowl sink. Solid wood worktops. Electric range cooker (included). Plumbing for washing machine. Boiler. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to side elevation.

Landing

Stairs leading from entrance hall. Stairs leading to attic room.

Master Bedroom 11'6" x 12'8" (3.521 x 3.873)

Cupboard. Radiator. Two UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Radiator. Extractor fan. UPVC double glazed window to front elevation.

Bedroom Two 9'10" x 8'6" (3.014 x 2.591)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'11" x 8'2" (3.041 x 2.514)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Spa bath with mixer taps. Radiator. UPVC double glazed window to side elevation.

Occasional Room 19'7" x 17'2" into undereaves storage (5.984 x 5.243 into undereaves storage)

Undereaves storage. Ceiling spotlights. Two Velux.

Single Garage

Up and over doors. Power. Light. Plumbing. Double glazed door.

Parking

Electric gates. Driveway parking for three cars.

Rear Garden

Enclosed rear garden.

Council Tax Band

D

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:

///rift.doctor.less

Disclaimer

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