REID & ROBERTS

INDEPENDENT ESTATE AGENTS



2A Rayon Road

Greenfield, Holywell, CH8 7EQ

Offers In The Region Of £140,000

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Accommodation Comprises
A UPVC front door with a frosted glazed inset leads into the kitchen/diner.

Kitchen/ Diner
A sleek kitchen housing a range of wall, drawer and base units with a complementary worktop surface and upstand. The space includes a one-and-a-half bowl sink with a drainer and mixer tap over which sits beneath a UPVC double-glazed window to the front elevation, void and plumbing for a washing machine and a discreetly hidden wall-mounted combi boiler and fuse box. Quality appliances include an integrated electric oven, four ring hob with a glass splashback and stainless-steel extractor hood above, fridge freezer and slimline dishwasher. Finishes of the space include tiled flooring, recessed downlights, wall-mounted column radiator, smoke alarm, power points and space for a dining table.

A door opens into practical under-stair storage, with another leading into:

Living Room
The living room is well-lit via the UPVC double-glazed window and French doors to the rear elevation, accompanied by a ceiling and wall lights. Features of the space include wood-effect laminate flooring, power points and a panelled radiator.

Stairs for access to first floor accommodation.

First Floor Accommodation

Landing
The landing provides direct access to the two bedrooms and bathroom. The space has a ceiling light, loft access and smoke alarm.

Bedroom One
A spacious main bedroom with a large UPVC double-glazed window to the rear overlooking the garden with views towards open fields. The room is fitted with a built-in wardrobe with sliding mirror doors, offering a hanging rail and shelving, practical storage solutions, and complete with a panelled radiator, ceiling light and power points.

Bedroom Two
A comfortable second bedroom suitable to be utilised as a single bedroom, nursery or home office. A UPVC double-glazed window to the front elevation provides natural light, whilst additional features include a ceiling light, power points and a panelled radiator.

Bathroom
A three-piece suite comprising a pedestal sink with taps over and tiled splashback, low flush W.C and a full-tiled panelled bath with taps and a wall-mounted mixer shower and adjustable handset attachment above. The room is finished with tiled flooring for easy maintenance, extractor fan, panelled radiator, ceiling light and a UPVC double-glazed frosted window to the rear elevation, ensuring natural light and privacy.

External
Both the front and rear gardens are low maintenance, ideal for minimal upkeep. The property is approached via a slate-dashed entrance with a concrete pathway leading to the front door, conveniently covered by a canopy porch.

To the rear, the garden has a paved patio area, ideal for garden furniture for alfresco dining or entertaining guests, stretching to the rear wooden gate. A step down goes to a small lawn area, with the entire garden bordered by wooden fence panels. A track to the side of the property provides additional access to the rear garden, with space where the current owner uses as off-road parking.

COUNCIL TAX BAND B

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.

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.

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.

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.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.

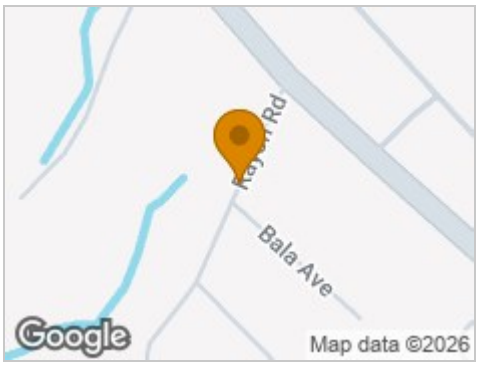








Road Map



Hybrid Map



Terrain Map



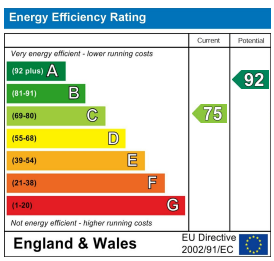
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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