



## School House

Gorsedd, Holywell, CH8 8QZ

Offers Over £160,000



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## Accommodation Comprises

The property is approached via pedestrian access to the side of the property.

Wooden door leads into:

### Entrance Porch

3'3" x 3'3" (1m x 1m)

Single glazed window to the side elevation and courtesy light.

Wooden Door leads into:

### Reception Hallway

15'8" x 2'11" (4.8m x 0.9m)

A sizeable entrance into the property with a wide staircase leading to the first floor accommodation, wall mounted alarm system, double panel radiator, light and power points.

A door at the bottom of the stairs allows access to the courtyard and wash house.

Panel door leads into:

### Lounge

13'11" x 11'6" (4.259m x 3.516m)

With feature original cast iron open fire set on a tiled hearth with matching surround, stone mullion window to the front elevation, double panel radiator, phone point, picture rail and PIR sensor.

### Dining Room

11'7" x 7'6" (3.55m x 2.292m)

Offering another open fire set on a tiled hearth, fitted cupboard within recess housing electric meters, fuse box and integrated shelving, with and additional under stairs storage cupboard, PIR sensor, stone mullion window to the front elevation and double panel radiator.

### Kitchen

11'1" x 8'1" (3.380m x 2.48m )

Fitted with a stainless steel sink unit with base unit, floor standing oil fired boiler, built in 'pantry' cupboard with fitted shelves, stone mullion window to rear elevation and double panel radiator.

### Stairs from Hallway Rise To:

### Landing

Good size area giving access to all first floor accommodation with stone mullion window to the front elevation, small loft access point and single panel radiator.

### Bedroom One

11'9" x 7'10" (3.60m x 2.39m)

Walk in cupboard with fitted shelving and wall mounted alarm panel measuring (1.30m x 0.9m). Stone mullion window to the front elevation, single panel radiator and power points.

### Bedroom Two

10'5" x 8'2" (3.19m x 2.50m)

With small loft access point, stone mullion window to the side elevation, single panel radiator and phone point.

### Bathroom

6'2" x 5'2"

Three piece suite comprising of panelled bath, pedestal sink unit and low flush toilet with a window to the front elevation.

### Outside

To the front of the property you will find a feature stone wall to all boundaries with a wrought iron gate to the side elevation, giving access to a good sized garden where the oil tank is located.

Pedestrian access can be found to the rear where a wooden gate gives access to the courtyard. There is a doorway to enter the property to the hallway and also leads into:

Tel: 01352 711170

## Wash House

## EPC Rating G

### 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

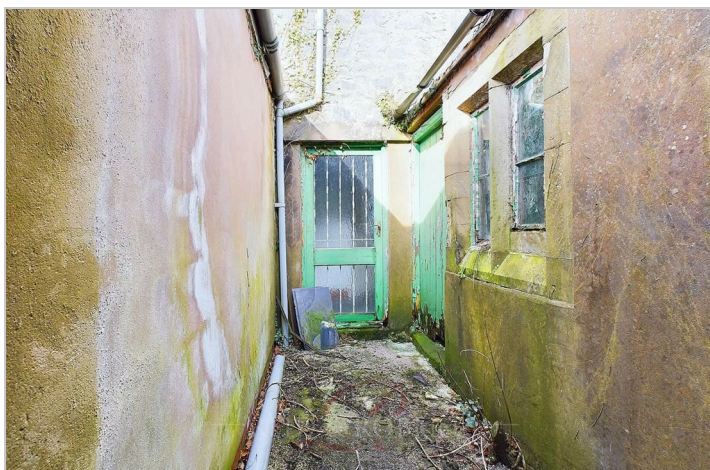
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and 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



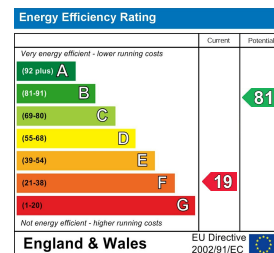
## Floor Plan



## 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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