



## 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.

A wooden door leads into:

### Entrance Porch

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

Single glazed window to the side elevation and courtesy light.

A further wooden door provides access into the property.

### Reception Hallway

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

A sizeable entrance into the property provides direct access to all downstairs living accommodation and out to the rear courtyard, with a turned staircase leading up to the first floor accommodation. The space features a panelled radiator, ceiling light and power points.

A door to the left opens into the Living Room.

### Living Room

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

The focal point of this space is the original cast iron open fire set on a tiled hearth with matching surround. The space includes stone mullion window to the front elevation, a panelled radiator, phone point, picture rail and power points.

### Kitchen

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

Situated at the rear of the property, the space features a stainless steel sink with a drainer and taps over, and useful storage units below, free-standing oil fired boiler, built in 'pantry' cupboard with fitted shelves, stone mullion window to side elevation, panelled radiator and a ceiling light.

### 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-stair storage cupboard, stone mullion window to the front elevation, panelled radiator, ceiling light and power points.

## Stairs from Hallway Rise To:

### Landing

The landing provides access to two bedrooms and bathroom. With a stone mullion window to the front elevation, the space allows access to the loft, and includes a panelled radiator and ceiling light.

### Bedroom One

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

Situated at the rear, a good-sized bedroom suitable for a bed and additional furniture. A useful walk-in cupboard with fitted shelving can be utilised as a wardrobe or other organisational solutions. Stone mullion window to the side elevation, panelled radiator, ceiling light and power points.

### Bedroom Two

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

Situated at the front of the property, a generous second bedroom with additional loft access. Stone mullion window to the side elevation, panelled radiator and ceiling light.

### Bathroom

6'2" x 5'2"

Three-piece suite comprising a pedestal sink with taps, low-flush W.C and a panelled bath with taps. Stone mullion frosted window to the front elevation, panelled radiator and ceiling light.

### 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:

### Wash House

### EPC Rating G

Tel: 01352 711170

### 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

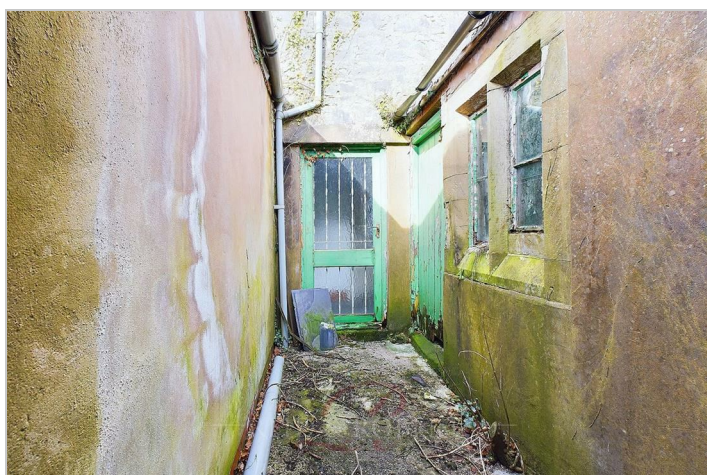
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

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### TENURE

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



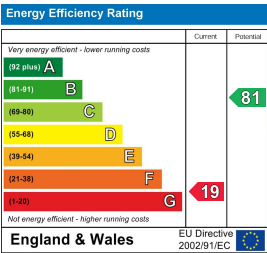
Floor Plan



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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