



82 Woodland Drive

Greenfield, Holywell, CH8 7HZ

Offers In The Region Of £190,000



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Accommodation Comprises:

Step up to a composite entrance door with a frosted side panel, leading to:

Entrance Hall

A welcoming entrance hall with a wall-mounted thermostat, radiator, stairs to the first-floor accommodation, and access to the downstairs living areas and downstairs w.c.

Downstairs W.C

Conveniently located off the entrance hall, features a low-flush W.C, wood-effect laminate flooring, and fully tiled walls. A frosted UPVC double-glazed side window allows for natural light while maintaining privacy.

Living Room / Dining Room

This expansive space is flooded with natural light through the large UPVC double-glazed windows at both the front and rear elevations. The rear window offers views of the Dee Estuary. A fireplace serves as the centerpiece of the room, adding warmth and character, while two radiators and power points enhance its functionality. An under-stair storage cupboard provides additional space for everyday essentials. This spacious and versatile room is perfect for relaxing or entertaining.

Door into:

Kitchen

Housing a range of wall and base units with complimentary worktop surfaces and a stainless steel sink with a drainer and mixer tap. There is ample space for a freestanding oven, fridge/freezer, and washing machine, while a wall-mounted electric heater ensures comfort during colder months. The fully tiled walls, wood-effect laminate flooring, and large UPVC window overlooking the rear garden adds to the room's functionality and aesthetic appeal. A UPVC door leads to the side of the property, providing easy access to the outdoor areas.

First Floor Accommodation

Landing

Ascending the turned staircase to the first floor, you will find a well-lit landing with a UPVC double-glazed window to the side elevation. Practicality is a key feature, with a built-in storage cupboard housing the wall-mounted boiler as well as storage space. The landing also includes a smoke alarm and loft access.

Bedroom One

The main bedroom, located at the rear of the property, offers views of the Dee estuary and towards the Wirral via a large UPVC double-glazed window, making this a truly unique space to unwind. The room is generously sized, allowing plenty of room for a double bed, bedside tables, and additional furniture, while a radiator and power points ensure modern convenience.

Bedroom Two

Situated at the front of the property with a large UPVC double-glazed window to the front elevation, radiator and power points. This room enjoys ample natural light and provides plenty of space for bedroom furniture.

Bedroom Three

A cosy single room, is located at the rear of the property. It also benefits from the property's stunning views through a rear-facing UPVC double-glazed window. Ideal as a child's bedroom, guest room, or home office, this versatile space is complete with a radiator and power points.

Shower Room

Modern and stylish three-piece suite. comprises of: A low-flush W.C, a pedestal sink with a mixer tap, and a walk-in shower with a mains-powered shower and hand attachment. Spotlights, a chrome towel rail radiator, vinyl flooring, and fully tiled walls add a contemporary finish, while a frosted UPVC double-glazed window to the front elevation ensures both light and privacy.

External

The front of the property is accessed via a private driveway, offering convenient off-road parking and featuring a carport for added protection. This well-maintained driveway leads seamlessly to the rear garden, ensuring ease of access.

The front garden, predominantly laid to lawn, is both inviting and low-maintenance, bound by a red brick wall and wood-panelled fencing for privacy and curb appeal. A side gate provides secure and convenient access from the front garden to the rear garden, offering a practical layout for homeowners and enhancing the property's flow.

The rear garden of this property is truly a standout feature, with views and offers an expansive space to relax, entertain, or explore your gardening ambitions. The garden has a concrete patio area, perfect for outdoor seating and summer barbecues, and extends to a mainly laid to lawn garden bordered by mature bushes and hedges. A

Tel: 01352 711170

pond adds a touch of character, while a storage shed and greenhouse provide ample storage and space for gardening enthusiasts.

Location

Located in the sought-after area of Greenfield, Holywell, this property offers the perfect balance of peaceful living and convenient access to local amenities. Greenfield is known for its stunning natural beauty, with scenic walking trails, parks, and the famous Greenfield Valley Heritage Park nearby.

The property is within easy reach of local shops, schools, and public transport links, while the A55 is only a short drive away, offering excellent connectivity to Chester, North Wales, and beyond.

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their 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.

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.

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.

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.

LOANS

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

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.

Services



Road Map



Hybrid Map



Terrain Map



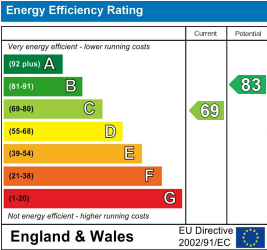
Floor Plan



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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