



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.

Tel: 01352 711170

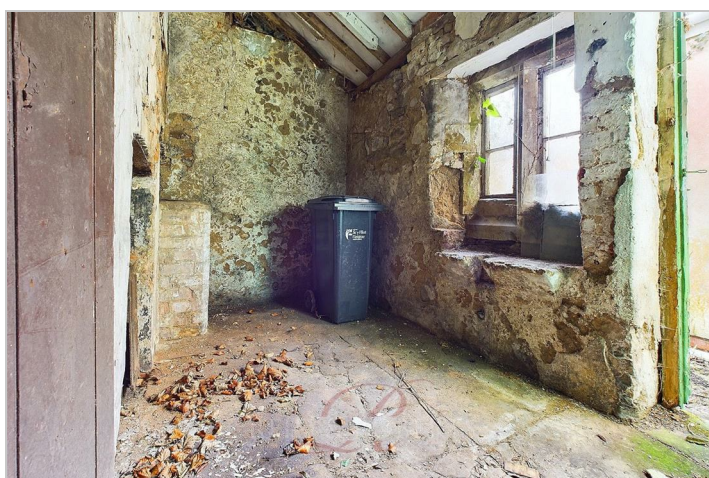
Outside

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



Road Map



Hybrid Map



Terrain Map



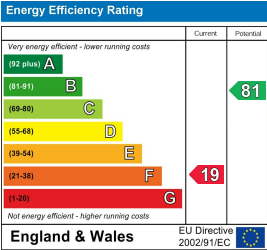
Floor Plan



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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