



## 35 Trinity Road

Greenfield, Holywell, CH8 7JZ

Asking Price £105,000



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## Accommodation Comprises

Steps up to the UPVC door opening into:

### Entrance Hall

The entrance hall provides direct access to the kitchen, dining room and stairs to the first-floor accommodation. The space benefits from a UPVC double-glazed frosted window to the side elevation, power points, radiator, smoke alarm and ceiling light.

### Dining Room

Situated at the front of the property, the dining room features wood-effect laminate flooring, a ceiling light, radiator and a UPVC double-glazed window.

### Kitchen

Fitted with a range of wall and base units with a worktop surface and tiled splashback, there is space for a cooker and washing machine. The room further includes a one-and-a-half bowl stainless steel sink with a drainer and swan-neck mixer tap over, an extractor hood, power points, ceiling lights and wood-effect vinyl flooring. The space is well-lit via UPVC double-glazed windows and a UPVC door with double-glazed frosted window, also providing access out to the rear garden. A door leads you directly into the Living Room.

### Living Room

A spacious living room with a log burner sat on a tiled hearth, creating a warm and relaxing place to unwind. This rear-facing room benefits from a UPVC double-glazed window, radiator and power points.

## First Floor Accommodation

### Landing

A spacious landing providing access to the three bedrooms and family bathroom. There is a UPVC double-glazed frosted window to the side elevation, ceiling light and loft access.

### Bedroom

A generously sized double bedroom at the front of the property. The space features a built-in wardrobe, power points, a UPVC double-glazed window and ceiling light.

### Bedroom

A spacious second bedroom with a UPVC double-glazed window to the rear elevation. A built-in cupboard houses the Worcester boiler whilst providing practical storage solutions. The space benefits from built-in shelving, ceiling light, power points and radiator.

### Bedroom

The smallest room provides versatility, functional to be utilised as a bedroom, nursery or home office. Additional features include a UPVC double-glazed window to the front elevation, ceiling light, power points and radiator.

### Bathroom

Three-piece suite comprising a W.C, pedestal sink with mixer tap over and a panelled bath with mixer tap and wall-mounted electric shower with an adjustable handset above. The room includes a radiator, wood-effect vinyl flooring, partially tiled walls, ceiling light and a UPVC double-glazed frosted window to the rear elevation.

### External

To the front, the property is approached via a paved driveway for off-road parking. There is a small low-maintenance lawn area and steps leading up to the front door. There is an outbuilding and generously sized detached garage with power and light, suitable for a vehicle or extra storage needs.

To the rear, the garden is low-maintenance and mainly laid-to-lawn, providing a peaceful space for alfresco dining or entertaining guests.

Tel: 01352 711170

## COUNCIL TAX BAND B

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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

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### MAKE AN OFFER

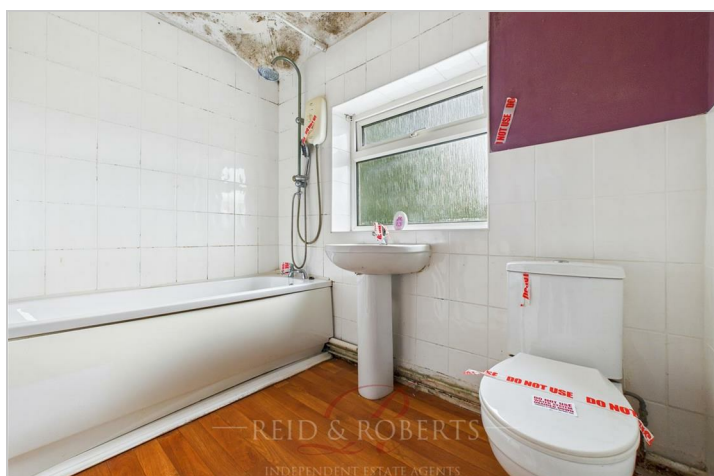
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and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



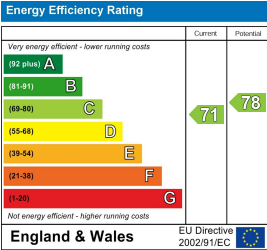
Floor Plan



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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