



— REID & ROBERTS —

## School House

Gorsedd, Holywell, CH8 8QZ

Offers Over £160,000



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INDEPENDENT ESTATE AGENTS

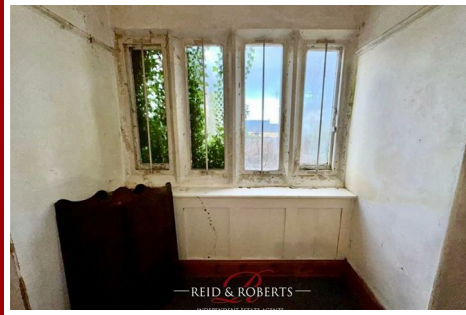


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## Accommodation Comprises

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.

Door leads to rear yard.

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 an 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

Offering access to all first floor accommodation with stone mullion window to the first floor accommodation, small loft access point and single panel radiator

### Bedroom One

11'5" x 7'10" (3.5m x 2.4m)

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

### Bedroom Two

11'6" x 7'5" (3.527m x 2.269m)

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 light and power points.

### Bathroom

6'2" x 5'2"

White three piece suite comprising panelled bath, pedestal sink unit and 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 side giving access to the good sized garden where you will also find the oil tank.

### To the rear access

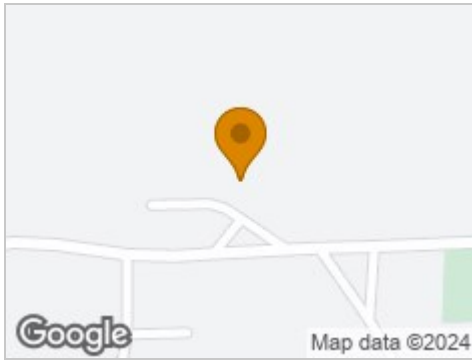
Pedestrian access can be found to the rear which leads to a wooden gate which leads into a rear yard with a door leading into the reception hallway and into:

### Wash House

### EPC Rating G



## Road Map



## Hybrid Map



## Terrain Map



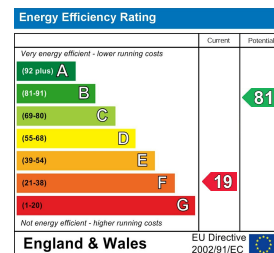
## Floor Plan



## 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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