



Cornerways, 1 North Road

Holywell, CH8 7TQ

Offers Over £150,000



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Accommodation Comprises

Door with decorative panel and matching side panel opens into:

'L' Shaped Hallway

Welcoming entrance with a double-glazed side window, radiator, smoke alarm, thermostat, and coved ceiling. Offers useful storage with both a corner cupboard and an understairs cupboard. Finished with wood-effect laminate flooring and stairs rising to the first-floor accommodation.

Downstairs Shower Room

Fitted with a three-piece suite comprising a low flush W.C, pedestal wash hand basin with mixer tap, and an enclosed shower cubicle with wall-mounted shower. Includes a double-glazed frosted side window, radiator, and tiled flooring.

Lounge

A bright reception space with a double-glazed front-facing window, radiator, and tiled fire surround. Further features include a coved and decorative ceiling, picture rail, power points and wood-effect laminate flooring.

Open-Plan Kitchen / Living Area & Diner

Dining Area

A versatile space, suitable as a dining room or breakfast room, with a side-facing double-glazed window. Recently plastered, with wood-effect laminate flooring, power points, and a wooden door providing access to the rear patio. Opens directly into the living/kitchen area for a sociable layout.

Living Area

Currently used as a sitting room but equally adaptable as a dining space. Features a decorative stone fireplace with tiled and brick hearth, recently plastered, radiator, power points, and wood-effect laminate flooring. Opening into:

Kitchen

Fitted with a range of base units complemented by worktop surfaces and tiled splashbacks. Features a one-and-a-half bowl sink with mixer tap, space for a cooker with splashback and extractor hood over, as well as additional space for an American-style fridge freezer, washing machine, and dryer.

Benefits from a large rear-facing double-glazed window, power points, spotlights, and has been recently plastered.

First Floor Accommodation

Landing

Featuring a single-glazed decorative side window, power points, smoke alarm, and loft access.

Bedroom One

A generous double bedroom offering ample space for furnishings, with a radiator, power points, and a single-glazed decorative rear window.

Bedroom Two

Another well-proportioned bedroom with a front-facing double-glazed window, radiator, and power points.

Dressing Area

An ideal space to be utilised as a dressing area, with a front-facing double-glazed window and power points. Archway leading through to:

Bedroom Three

A bright dual-aspect room enjoying far-reaching views across the Dee Estuary and beyond, with front and side-facing double-glazed windows, radiator, and power points.

Bathroom

Comprising a two-piece suite with pedestal hand wash basin and panelled bath with taps and electric shower over. Fully tiled walls, vinyl flooring, and a frosted double-glazed side window. Built-in cupboard housing the boiler.

Separate W.C

Low flush W.C with fully tiled walls and flooring, and a frosted double-glazed side window.

External

The property is approached through a charming brick archway and wooden gate, leading onto a paved area with access to an external storage room and the side garden. The side garden is enclosed by a brick wall and planted with a variety of bedding plants, continuing around to the rear patio, a space well-suited for outdoor seating and entertaining. Steps lead

Tel: 01352 711170

down to the garage and driveway, which offers valuable off-road parking.

Storage Room

A useful storage space with a wall-mounted sink and side-facing window, offering versatile potential.

Garage

Accessed via double doors, with a side-facing single-glazed window and ample space for storage or workshop use.

Council Tax Band C

EPC

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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.

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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.

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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.

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Road Map



Hybrid Map



Terrain Map



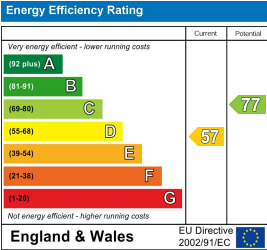
Floor Plan



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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