



18 Springfields

Holway, Holywell, CH8 7DT

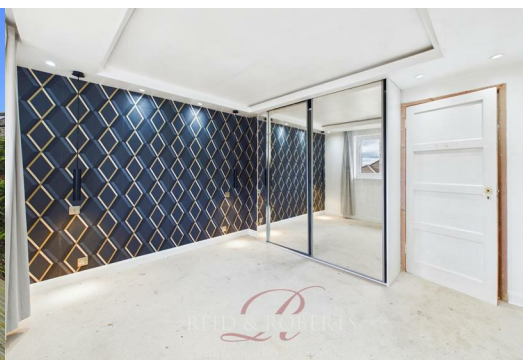
Offers In The Region Of £100,000



Reid and Roberts Estate and Letting Agents are delighted to present this three-bedroom semi-detached home, brimming with potential and offered with no onward chain. Previously under renovation, the property provides a fantastic canvas for buyers looking to create their dream home. The accommodation comprises an entrance hall, a spacious lounge, a kitchen, and a dining room/snug, with three bedrooms and a family shower room on the first floor.

Ideal for buyers wishing to invest time and creativity, the house benefits from a low-maintenance frontage, convenient side access, and a generous rear garden. It represents an excellent opportunity for families or first-time buyers seeking a rewarding project where they can truly personalise and enhance the property to their own taste.

Situated in Holywell, the home is in a residential setting while remaining close to local amenities, schools, and transport links. The property benefits from convenient access to the A55 expressway, connecting to major towns and cities across North Wales and beyond. For rail travel, Flint train station is nearby, offering easy connections for commuters and day-trippers alike. Holywell itself boasts a vibrant community with parks, shops, cafes, and recreational facilities, making it an ideal location.



Accommodation Comprises:
Step leads up to front PVCu door with glazed panels and frosted side panels opens to:

Entrance Hall
Step into a welcoming entrance hall featuring patterned tiled flooring, creating an inviting first impression. Stairs lead to the first floor accommodation and doors leading into dining room and lounge.

Dining Room / Snug
A cosy and versatile space, perfect as a dining room, snug, home office, or playroom. Features a UPVC double glazed window to the front elevation, an electric fire, radiator, and wood effect laminate flooring.

Lounge
A bright and generously sized room full of potential, the lounge offers an exciting opportunity to create your perfect living space. Currently a blank canvas with renovation work already underway, it eagerly awaits your personal touch. Boasting a UPVC double-glazed window to the front elevation and UPVC double-glazed sliding patio doors leading to the rear garden, the room is flooded with natural light and provides a seamless connection to outdoor living.

Kitchen
The kitchen is currently a work in progress, with a practical layout that includes base units, stainless steel 1 1/2 sink with drainer and mixer tap over , space for appliances such as a double oven, hob, washing machine, and fridge/freezer. An aluminium door provides side access to the property. The room awaits finishing, offering a blank canvas to design your ideal kitchen.

First Floor Accomodation
Stairs leading to the first floor accommodation

Spacious Landing
Features wood-effect laminate flooring, a modern radiator, loft access, and a cupboard housing the wall-mounted boiler. A stylish glass stair panel framed with a wooden handrail adds a contemporary touch, enhancing the sense of light and openness on the first floor. A UPVC double-glazed window to the rear elevation floods the landing with natural light and doors providing access to three bedrooms and the shower room.

Bedroom One
A generously sized principal bedroom, thoughtfully designed with decorative ceilings featuring integrated spotlights and striking hanging feature lights. Mirrored sliding wardrobes with hanging rails provide ample storage, while carpeted flooring adds comfort and warmth. UPVC double-glazed windows to the front elevation flood the room with natural light, complemented by a modern vertical panel radiator and additional built-in storage.

Bedroom Two
A spacious second bedroom with UPVC double-glazed window to the front elevation, modern vertical radiator, built-in cupboard with hanging rails offering both style and functionality.

Bedroom Three
While the smallest of the three, this bedroom is still a comfortable and well-proportioned space, ideal as a child's room, guest room, or home office. It features a radiator and UPVC double-glazed window to the rear elevation.

Shower Room
Fitted with a modern three piece suite comprising of a WC, sink with vanity storage, and a corner shower cubicle with shower tower panel. Finished with vinyl marble and tiled-effect flooring, PVC walls, a PVC ceiling with lighting, and a towel rail radiator. UPVC double glazed dual frosted windows to the rear elevation provides natural light and privacy.

External
The property is approached via a gate opening onto a pathway leading to the front UPVC door, flanked by frosted side panels with a low-maintenance gravel garden. The path continues along the side of the property, where a wooden gate provides access to the side entrance and rear garden.

To the rear of the property you will find a generous garden, offering excellent potential for landscaping and outdoor living. The space features a decked area with steps leading to a pathway that opens onto the main lawn. A further decked area is ideal for outdoor furniture and entertaining. The garden is adorned with mature bushes, trees, and hedges, while a shed at the far end provides practical storage. Although currently overgrown, the garden presents a fantastic opportunity to create a tranquil and inviting outdoor retreat.

COUNCIL TAX BAND A
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.**

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 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.

SERVICES
The agents have not tested the appliances listed in the particulars.

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.

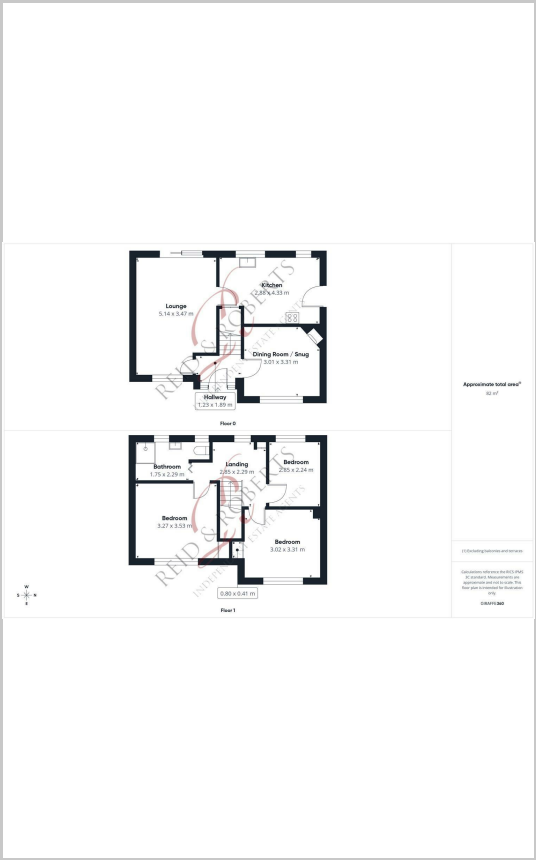
LOANS
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.

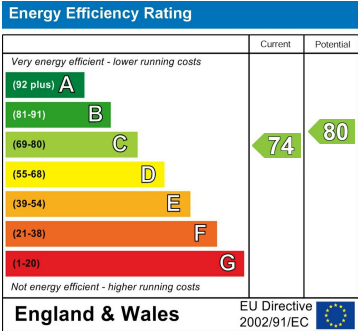
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.