



Broad Carr, Holywell Green, HX4 9BS
£300,000

E&H Edkins Holmes
ESTATE AGENTS

NO ONWARD CHAIN

An attractive, three bedroom, period property with garden room in the ever popular area of Holywell Green. Benefiting from a spacious living room open plan to the dining room, stylish kitchen and access from both the ground floor and first floor to the attractive garden with garden room and far reaching views. An internal viewing is strongly recommended to fully appreciate this unique property.

The accommodation, in brief, comprises: Lounge, dining room and kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. There is driveway parking for three cars and both steps and a walkway leading to the rear garden.



Lounge 10'6" x 24'9" (3.205 x 7.544)
Multifuel stove. Exposed beams. Understairs cupboard. Two radiators. Composite door to front elevation. Three UPVC double glazed window to front elevation.

Dining Room 10'1" x 8'2" (3.095 x 2.490)
Radiator. UPVC double glazed window to rear elevation.

Kitchen 9'11" x 10'0" (3.036 x 3.066)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Duel fuel Range cooker (available by separate negotiation). Electric oven. Stainless steel cooker hood. Plumbing for dishwasher. Stable door to rear elevation. UPVC double glazed window to rear elevation.

Landing
Stairs leading from lounge. Loft access. Cupboard. UPVC double glazed window to front elevation.

Bedroom One 10'8" x 12'10" to wardrobes (3.275 x 3.912 to wardrobes)
Fitted wardrobes. Radiator. Three UPVC double glazed windows to front and side elevations.

Bedroom Two 10'2" x 12'4" (3.114 x 3.784)
Radiator. Door to rear elevation. Two double glazed windows to rear and side elevations.

Bedroom Three 7'4" x 6'0" (2.248 x 1.845)
Cupboard. Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Parking
Driveway parking for three cars.

Rear Garden
Lawn and decking garden with mature planting and far reaching views.

Garden Room 7'3" x 9'8" + additional storage cupboard (2.225 x 2.967 + additional storage cupboard)
Power.

Council Tax Band
C

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
actor.same.pure

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