



**Stainland Road, Holywell Green, HX4 9AJ**

**£720,000**

**E&H** Holmes  
ESTATE AGENTS

Delph House is an extensive, five/six bedroom, executive detached family home in the popular village of Holywell Green, just a short drive to Junction 24 of the M62. Having been completed to a high standard throughout with flexible living accommodation offering the opportunity to create self contained ground floor space ideal for multi generational living and planning permission granted for a leisure suite to be built in the grounds.

The property is located in an elevated position on a large plot with far reaching views and is ideally suited to a growing family. Ideally located for access to local schools, amenities and the M62 corridor an internal viewing is strongly recommended in order to enable viewers to fully appreciate everything this generously proportioned home has to offer.

Available with NO UPWARD CHAIN this substantial detached home has been individually designed to a high standard and provides generously proportioned 5 BEDROOM accommodation arranged over three floors.

This immaculately presented property stands in a large garden plot with generous off-road parking and enjoys fabulous far-reaching views.

The large rear garden combines a sheltered patio with an elevated lawn surrounded by mature shrubs and trees, from where the fabulous views can be enjoyed.

The vendors have been granted planning permission for a Leisure suite in the grounds which includes a Garden Room, Swimming Pool, Gym and changing facilities. Planning reference number 20/01042/HSE.



## Ground Floor:

### Entrance Hall

Radiator. UPVC double glazed door to front elevation.

### Bedroom Five 13'3" x 11'6" (4.055 x 3.506)

Radiator. UPVC double glazed window to front elevation.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. UPVC double glazed window to side elevation.

### Utility Room 8'3" x 7'7" (2.531 x 2.331)

Base units. Stainless steel sink. Plumbing for washing machine. Radiator.

### Study / Bedroom Six 8'5" x 10'2" (2.577 x 3.122)

Radiator. UPVC double glazed window to side elevation.

## First Floor:

### Landing

Stairs leading from entrance hall. Stairs leading to second floor. Radiator. UPVC double glazed window to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to side elevation.

### Lounge 15'7" x 18'3" (4.771 x 5.578)

Wall inset electric log effect fire. Two radiators. Two UPVC double glazed windows to front elevation.

### Second Reception Room 12'11" x 11'7" (3.954 x 3.549)

Radiator. UPVC double glazed window to front elevation.

### Dining Kitchen 11'8" x 37'0" (3.568 x 11.302)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric eye level oven. Gas hob. Stainless steel cooker hood. Integrated dishwasher. Two radiators. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

### Sun Room 9'6" x 11'6" (2.915 x 3.520)

Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed windows to rear and side elevations.

## Second Floor:

### Landing

Stairs leading from first floor. Airing cupboard. Loft access. Radiator.

### Master Bedroom 27'9" x 13'7" (8.460 x 4.164)

Fitted bedroom suite. Radiator. UPVC double glazed windows to front and rear elevations.

### En-Suite

Twin wash hand basins. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to front elevation.

### Bedroom Two 13'0" x 18'5" (3.979 x 5.615)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 15'11" x 11'5" (4.855 x 3.490)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Four 8'11" x 11'7" + 9'11" x 4'3" (2.730 x 3.553 + 3.023 x 1.303)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Partially tiled. Chrome towel radiator. Velux window.

### Garage 23'4" x 17'7" (7.123 x 5.384)

Electric up and over doors. Power. Light. Boiler.

## Parking

Driveway parking for several cars.

## Garden

The property benefits from extensive mature gardens with a patio and lawn area immediately to the rear of the house and steps leading up to a large lawn garden. The gardens are well maintained with attractive planting.

## Planning Permission

The vendors have planning permission for a leisure suite in the grounds which comprises garden room, swimming pool, gym and changing facilities. Planning reference number 20/01042/HSE.

## Council Tax Band

G

## 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: wishes.switch.scouts

## Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales			EU Directive 2002/91/EC	





