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Buckley | Flintshire | CH7 2PQ

£270,000

MONOPOLY
BUY ■ SELL ■ RENT

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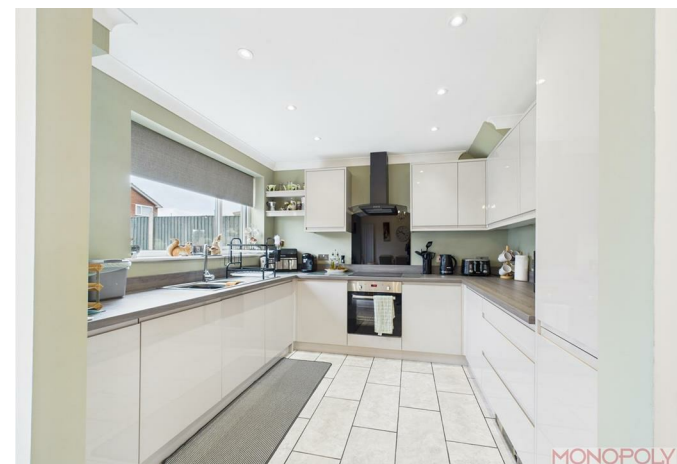
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Nestled in the charming area of Well Street, Buckley, this delightful house offers a perfect blend of comfort and convenience. With two spacious reception rooms and a stylish contemporary kitchen, this property is ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The house boasts three generously sized bedrooms, providing ample space for family living or accommodating guests.

For those who value parking, this property includes space for multiple vehicles, ensuring that you have a secure place for your car. The location in Buckley is particularly appealing, offering a friendly community vibe while being conveniently close to local amenities, schools, and transport links.

This house presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home. NO CHAIN!

- WELL PRESENTED THREE BEDROOM DETACHED PROPERTY
- OFF ROAD PARKING AND GARAGE
- BEAUTIFUL HIGH GLOSS FITTED KITCHEN
- BATHROOM WITH FOUR PIECE SUITE
- WELL MAINTAINED REAR GARDEN
- NO ONWARD CHAIN



Entrance Hallway

An inviting entrance hallway with tiled flooring, frosted uPVC double glazed window to the side elevation, radiator, spacious storage cupboard and door leading to the lounge.

Lounge

Wood effect laminate flooring, feature fireplace with electric fire, stylish modern vertical radiators, uPVC double glazed window to the front elevation, under stair storage space, power points and opening that leads to the dining room and kitchen.

Dining Room

Continuing on from the lounge, wood effect laminate flooring with an ample space for a family sized dining table, uPVC patio doors leading to the rear garden, vertical white modern radiator and opening leading off to the kitchen.

Kitchen

A beautifully fitted kitchen comprising of high gloss wall, drawer and base units with complimentary worktop surface, inset 1.5 bowl stainless steel sink with drainer and mixer tap. Multiple integrated appliances including four ring electric hob, oven, extractor fan, dishwasher, washing machine, fridge, freezer and plinth heater. There is tiled flooring, a uPVC double glazed window to the rear elevation, inset spotlights and power points.

First Floor Landing

uPVC frosted window to the side elevation, double storage cupboard, access to loft and doors leading to the bedrooms and bathroom.

Bedroom One

Double bedroom, uPVC double glazed window to the front elevation, radiator and power points.

Bedroom Two

Double bedroom, uPVC double glazed window to the rear elevation, radiator and power points.

Bedroom Three

uPVC double glazed window to the front elevation, radiator and power points.

Bathroom

A modern four piece suite comprising of panel enclosed bath with chrome taps and handheld hose, low flush WC, hand wash basin with chrome mixer tap and shower with electric handheld hose. There are tiled walls, a frosted uPVC double glazed window to the rear elevation, inset spotlights, shaving point, chrome ladder style towel radiator and two wall mounted storage units.

Outside

To the front of the property, the tarmac driveway allows parking for multiple vehicles, leading up to the garage which is operated electrically. There is access to the rear garden via the double timber gate to the side of the property. To the rear, the low maintenance garden comprises of a block paved patio area, well maintained grass lawn and shrubbery. The garden is enclosed by timber fencing and gains a sunny aspect.

Garage

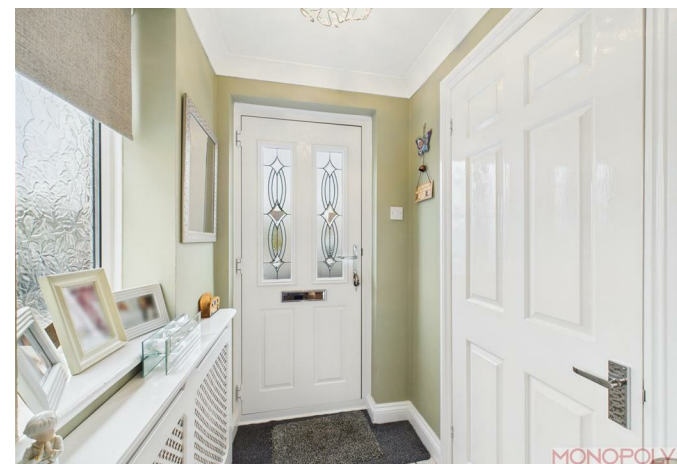
Accessed via the electronically operated door and a uPVC door to the side, the garage is complete with power and lighting.

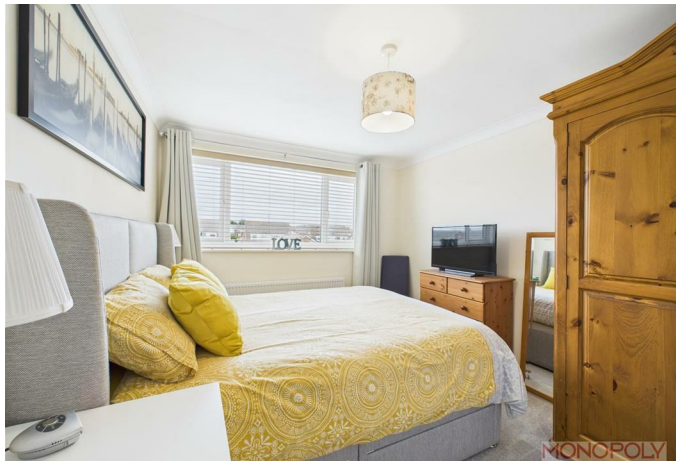
Important information

*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an





offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage



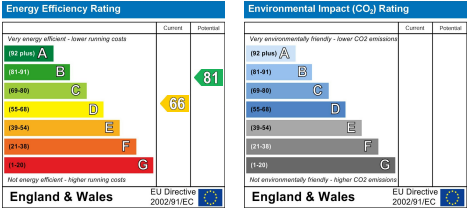


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