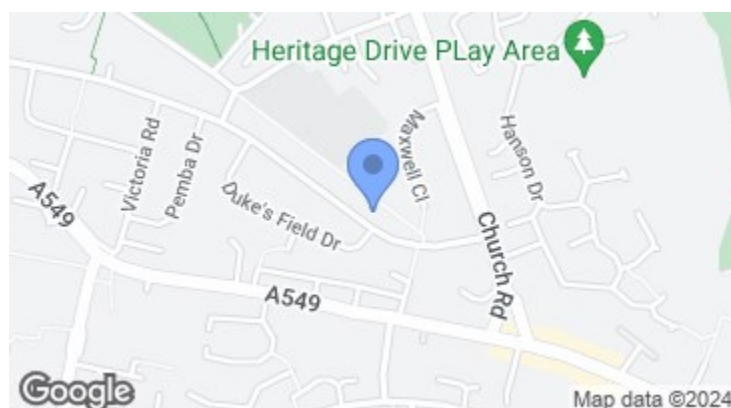


GROSS INTERNAL AREA
EXCLUDED AREAS: PORCH: 290 sq.ft
TOTAL: 1087 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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	
67	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

69 Linthorpe Road

Buckley, Flintshire,
CH7 3HF

Price
£229,995

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

A WELL PROPORTIONED THREE BEDROOM DETACHED BUNGALOW with conservatory, garage, private rear garden and wide driveway providing able off road parking. Located to the far end of this popular road, near to Buckley Common, within level walking distance of Buckley town centre and amenities. Benefitting from a gas fired central heating the accommodation in brief comprises; enclosed front entrance porch, reception hall, lounge with feature fireplace, dining room/optional bedroom leading through to the conservatory, kitchen, utility room with useful adjoining office, two further double size bedrooms (both with fitted wardrobes) and shower room. Wide driveway for several cars and private rear garden. No Onward Chain



LOCATION

Buckley town centre is within 0.5 mile which provides a range of facilities catering for most daily requirements. There is a medical centre and doctors surgery along Mill Lane/Liverpool Road as well as a bowling green and local bus services. The Ewloe interchange with the A55 expressway is within 2 miles enabling access towards Chester and the motorway network beyond.

THE ACCOMMODATION COMPRISES

Double glazed UPVC panelled front door to entrance porch.

PORCH

1.27m x 2.13m (42" x 7')

Double glazed window, tiled floor and part glazed white panelled interior door to reception hall.

RECEPTION HALL

Electricity meter cupboard, laminate wood effect flooring, coved ceiling, two wall light points, built in cloaks cupboard, double panelled radiator and white panelled interior doors to all rooms.

LOUNGE

4.62m x 4.09m (15'2" x 13'5")



Double glazed window to the front, coved ceiling, feature white fireplace surround with marble effect insert and hearth and coal effect electric fire, TV aerial point, wall light points, single and double panelled radiators.

**DINING ROOM/BEDROOM 2**

3.68m x 2.92m (12'1" x 9'7")



A versatile room with laminate flooring, radiator with cover, coved ceiling and double glazed twin doors leading through to the adjoining conservatory.

**CONSERVATORY**

3.84m x 2.54m (12'7" x 8'4")



Full length double glazed windows overlooking the garden, power points, laminate flooring and polycarbonate type roof covering.

**KITCHEN**

4.11m x 2.77m (13'6" x 9'1")



Range of base and wall units with light toned door fronts with wood trim and contrasting mottled effect work surfaces. Inset composite double bowl sink unit with mixer tap and tiled splashback. Glazed display cabinet, space for electric cooker and fridge freezer; and plumbing for dishwasher. Laminate flooring, built in cupboard, double panelled radiator, double glazed window overlooking the garden and full length glazed inner door to utility room.

**UTILITY ROOM**

1.50m x 4.98m (4'11" x 16'4")



Extensive range of fitted base and wall cupboards with marble effect work surfaces, plumbing for washing machine, recessed ceiling lighting, radiator, two double glazed windows and single glazed panelled exterior door to the garden.

OFFICE

1.50m x 1.75m (4'11" x 5'9")



Range of base and wall units with worktops and laminate flooring.

BEDROOM ONE

3.68m x 3.68m into wardrobes (12'1" x 12'1" into wardrobes)



Double glazed window to the front, large fitted wardrobe unit to one wall with mirrored sliding door fronts, further range of high level cupboards with matching bedside cabinet and chest of drawers and radiator.

BEDROOM THREE

3.68m x 2.54m (12'1" x 8'4")



Double glazed window to the side elevation, range of fitted cupboards with matching bedside cabinet, built in wardrobe, laminate flooring and radiator.

SHOWER ROOM

2.16m x 1.70m (7'1" x 5'7")



Fitted with a white suite comprising corner shower cubicle, vanity wash basin and Wc. Tiled walls and floor, loft access which houses the gas boiler; and double glazed window.

OUTSIDE

To the side of the property is a wide tarmac driveway providing off road parking for up to three cars as well as access to the garage located to the rear of the plot.

FRONT GARDEN

Neat front lawned garden with low fencing to the roadside, established conifers and outside light point. Gated access to the side of the garage leads through to the rear garden.

GARAGE

A single prefabricated concrete sectional garage with electricity connected and side door to the garden.

REAR GARDEN

To the rear is a private enclosed lawned garden with paved patio and pathways, established conifers and timber garden shed. Outside security light.

**DIRECTIONS**

From the Agent's Mold office continue down Chester Street to the roundabout turning right on to Chester Road and upon reaching the main roundabout take the second exit signposted for Mynydd Isa and Buckley. Continue through Mynydd Isa and upon reaching the traffic lights to the centre of Buckley turn left onto Mill Lane. Follow this road for a short distance turning right onto Linthorpe Road whereupon the property will be located towards the far end of road on the left hand side.

TENURE

Understood to be Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band E

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

Amended JH