

13 Church Road, Buckley, Flintshire, CH7 3AD

Cavendish
ESTATE AGENTS

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 938 sq.ft.
TOTAL : 938 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(69-90) 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	

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CH7 3AD

Price
£285,000

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 Estate Agents Ltd.

AN IMMACULATELY APPOINTED TWO/THREE BEDROOM DETACHED BUNGALOW WITH GARAGE standing in an attractive corner plot on the outskirts of Buckley town centre. Set back off Church Road within this popular residential area with extensive front and side garden areas and secluded courtyard garden to the rear. This well presented bungalow benefits from gas fired central heating and double glazing and briefly provides enclosed front entrance porch, reception hall, dual aspect living room with feature fireplace, an extended kitchen/dining room with range of solid oak units, sitting room/optional third bedroom with access to the courtyard, two double size bedrooms (bedroom one with large fitted wardrobes) and shower room. Driveway parking and single garage. Viewing highly recommended.



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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**ENTRANCE PORCH**

1.68m x 1.40m (5'6" x 4'7")



UPVC double glazed front door to entrance porch, double glazed windows, wood grain effect grey coloured laminate flooring, electricity meter cupboard and feature oval glazed/oak framed internal door to reception hall.

RECEPTION HALL

High gloss laminate wood effect flooring, radiator and white panelled interior doors.

LIVING ROOM

4.04m x 3.63m (13'3" x 11'11")



A well lit room with wide double glazed windows to the front and side elevations overlooking the gardens, decorative coved ceiling, oak fireplace surround with black granite insert and hearth and coal effect gas fire, light oak effect laminate flooring, wall mounted TV and radiator.

KITCHEN DINING ROOM

4.98m x 2.97m extending to 4.37m max (16'4" x 9'9" extending to 14'4" max)



A spacious room with dining area and fitted with a range of solid oak fronted base and wall units with chrome handles and contrasting dark toned work surfaces. Integrated fridge, freezer, washing machine and dishwasher. Inset sink unit with preparation bowl and mixer tap and feature mosaic style tiled splashback. Glazed display cabinet, range cooker (gas), fitted cooker hood, tiled floor, two double glazed windows and UPVC double glazed sliding patio doors to the garden.

**REAR PORCH**

Full length UPVC double glazed exterior door, small double glazed window, wood grain effect grey coloured laminate flooring and internal door to sitting room.

SITTING ROOM/BEDROOM 3

2.57m x 2.51m (8'5" x 8'3")



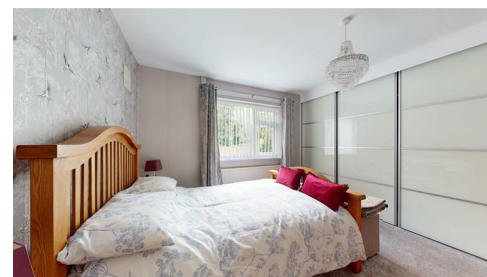
A versatile room with a UPVC double glazed patio doors to the courtyard, laminate flooring, recessed ceiling lighting and useful built in store with sliding door fronts.

BEDROOM ONE

3.63m x 3.38m to front of wardrobes, 3.96m max int (11'11" x 11'1" to front of wardrobes, 13' max into)



Double glazed window to the front, range of built in wardrobe units to one wall with sliding door fronts which houses the gas fired central heating boiler. Radiator.

**BEDROOM TWO**

3.63m x 3.02m max into wardrobes (11'11" x 9'11" max into wardrobes)



A double size room with double glazed window to the rear, and radiator.

SHOWER ROOM

1.88m x 1.75m (6'2" x 5'9")



Comprising corner shower cubicle with mains shower valve, vanity wash basin with gloss white cupboard and drawers beneath and WC with concealed cistern. Tiled floor, chrome towel radiator, loft access, recessed ceiling lighting and double glazed window with frosted glass.

OUTSIDE

The property occupies an attractive corner position set back off Church Road on the the junction with Linthorpe Road. Established front and side garden areas and well maintained lawns and a large paved area to the side garden with raised brick planters. Brick walling extends to the boundaries. The garden also includes various mature trees, including a large mature magnolia tree and shrubbery borders.

**DRIVEWAY**

Driveway with metal gates is approached from Linthorpe Road, providing parking for one car and access to the garage.

GARAGE

A prefabricated concrete sectional garage with up and over door, single glazed window, power and light installed and side door leading through to an inner service/store area.

COURTYARD

To the rear is a pleasant privately enclosed patio garden with paved areas, artificial lawn and panelled fencing.

**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 Myrnydd Isa and Buckley. Continue through Myrnydd 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 and follow the road to it's furthest point whereupon the property will be found on the right just before the junction with Church Road.

COUNCIL TAX

Flintshire County Council - Tax band D

TENURE

Understood to be Freehold

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

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

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

DW/PMW

AGENTS NOTES