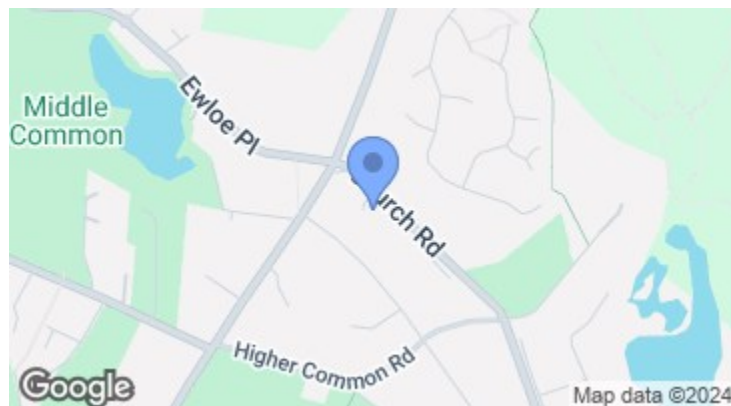


3 Church Road, Buckley, Flintshire, CH7 3AD



GROSS INTERNAL AREA
FLOOR 1 356 sq.ft. FLOOR 2 305 sq.ft.
TOTAL : 660 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
63	86

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 ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC



3 Church Road
Buckley, Flintshire,
CH7 3AD

Price
£122,000

A traditional two bedroom middle terraced house forming part of a small row of similar properties in a convenient position on the periphery of Buckley town centre. Affording well proportioned accommodation, ideal for the first time or investment purchaser, with the benefit of gas fired central heating and double glazing. To the rear is a paved courtyard. The accommodation in brief comprises: living room, modern fitted kitchen with integrated appliances, bathroom with shower and two good size bedrooms to the first floor. NO ONWARD CHAIN.

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.



Cavendish
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk

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 Dobshill interchange with the A55 expressway is within 2 miles enabling access towards Chester and the motorway network beyond.

THE ACCOMMODATION COMPRISES

Wood effect front door to:

LIVING ROOM

3.66m x 3.63m (12' x 11'11")



Double glazed glass window, to the front, white fire surround with tiled inset and hearth, ceiling light, electric points with USB, double panel radiator with thermostat and wood effect laminate flooring.

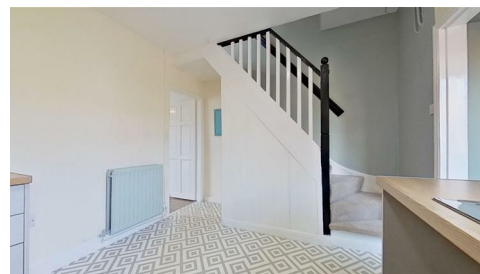
KITCHEN

3.66m x 3.00m (12' x 9'10")

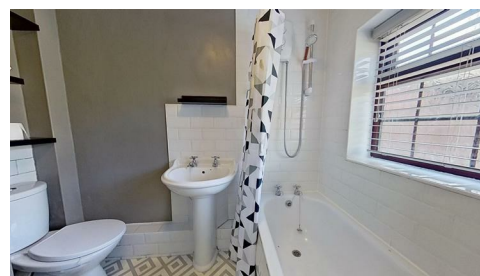


Fitted with an attractive range of base and wall units with grey coloured doors and

wood effect worktops with tiled splash backs. Inset sink unit with preparation bowl and mixer tap and integrated appliances including; electric cooker and inset hob. Space for fridge/freezer and washing machine, decorative vinyl flooring, double radiator, double glazed window, staircase to the first floor with storage cupboard beneath and double glazed exterior door.

**BATHROOM**

2.31m x 1.88m (7'7" x 6'2")



Fitted with a modern three piece suite comprising; panelled bath with Triton electric shower, pedestal wash basin and low flush WC. Matching part tiled walls, decorative vinyl flooring, radiator and double glazed window with frosted glass.

BEDROOM ONE

3.63m x 3.63m (11'11" x 11'11")



Double glazed window to front and double panelled radiator.

BEDROOM TWO

3.02m x 2.77m (9'11" x 9'1")



Double glazed window to rear, double panelled radiator and built in cupboard housing the gas fired Baxi boiler. Loft access.

**OUTSIDE**

Small domestic flagged area to the rear of the property.

**DIRECTIONS**

From the Agent's Mold Office proceed along Chester Street and bear right at the roundabout onto Chester Road. Continue to the main roundabout on the outskirts of the town and take the second exit following the signs for Mynydd Isa/Buckley. Follow the road up the hill and through Mynydd Isa and thereafter into Buckley, Continue through the traffic lights and onto Brunswick Road, and follow the road for a further 0.5 mile and take the left turning onto Church Road B5128 and then immediate right whereupon the property will be found on the right hand side.

COUNCIL TAX

Flintshire County Council - Tax Band C

TENURE

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Mold

Office 01352 751515.

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

C/PMW
Amended JW