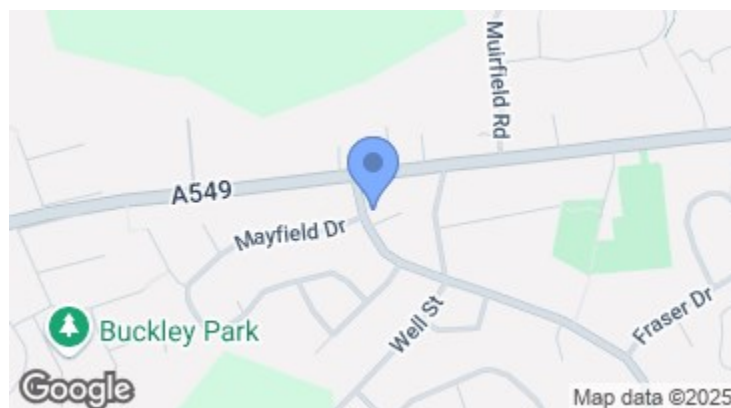


5 Springfield Drive, Buckley, Flintshire, CH7 2PH



GROSS INTERNAL AREA  
FLOOR 1 455 sq. ft. FLOOR 2 403 sq. ft.  
TOTAL : 858 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
72	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



**5 Springfield Drive**  
Buckley, Flintshire,  
CH7 2PH

**Price**  
£215,000

**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.

A well presented and extended three bedroom semi detached house with garage and attractively landscaped garden with porcelain tiled patio. Located in a convenient position on the fringe of Buckley town centre, not on an estate, with driveway parking for three cars. Affording ideal accommodation for the first time buyer or young family having benefitted from an extended dining room with bi fold doors to the garden and refurbished bathroom. The accommodation with gas fired central heating and double glazing in brief comprises; reception hall, living room with bow window, extended dining room, kitchen, first floor landing, three bedrooms (two doubles) and modern well appointed bathroom. No Onward Chain.



www.cavendishproperties.co.uk

**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**

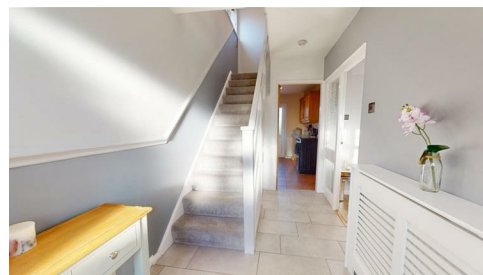
The property occupies a convenient position just off Mold Road in this established area, midway between Buckley town centre and Mynydd Isa. The town centre is within a mile which provides a range of shops serving daily needs and schools for all ages. The A55 at Ewloe is also within reach enabling access to the larger centres of employment, to Chester and to the motorway network beyond.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

UPVC double glazed front door with matching side panel to reception hall.

**RECEPTION HALL**

3.96mx1.91m (13'x6'3")



Staircase to the first floor with storage cupboard beneath, tiled floor, radiator with cover and part glazed pine panelled interior door leading to the living room.

**LIVING ROOM**

3.96m x 3.12m (13' x 10'3")



Wide double glazed bow window to the front, wall mounted electric fire, wood effect laminate flooring, TV aerial point, wall light points and radiator. Opening to dining room.

**DINING ROOM**

4.78m x 2.74m (15'8" x 9')



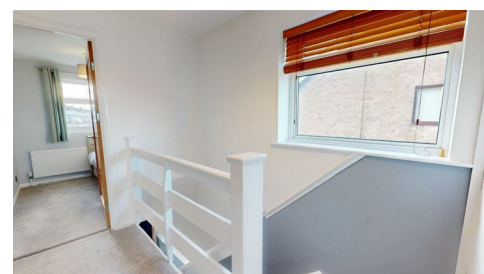
An extended room with double glazed bi fold doors to the rear overlooking the garden, continuation of the wood effect laminate flooring and radiator. Internal door to kitchen.

**KITCHEN**

3.30m x 2.26m (10'10" x 7'5")



Fitted with a range of oak fronted base and wall units with mottled effect worktops, inset sink unit with preparation bowl and mixer tap. Space for electric cooker, glazed display cabinet, radiator, plumbing for washing machine, double glazed window to the side gable, radiator and tiled floor. UPVC double glazed exterior door to the garden.

**FIRST FLOOR LANDING**

Double glazed window and modern oak interior doors to all rooms.

**BEDROOM ONE**

3.91m x 3.02m (12'10" x 9'11")



Double glazed window to the front and radiator.

**BEDROOM TWO**

3.40m x 3.02m (11'2" x 9'11")



A double size room with double glazed window to the rear, loft access which houses the gas boiler, radiator and built in linen cupboard.

**BEDROOM THREE**

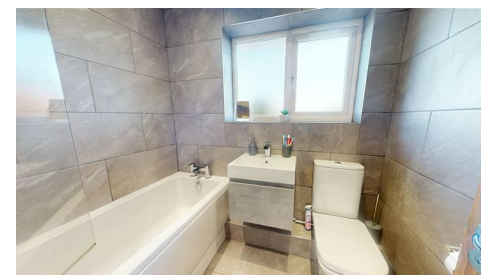
2.82m x 2.01m (9'3" x 6'7")



Double glazed window to the front, radiator and built in storage cupboards.

**BATHROOM**

1.98m x 1.68m (6'6" x 5'6")



A modern well appointed bathroom with fully tiled walls with matching floor comprising panelled bath with shower with handset and screen; wall mounted vanity unit with drawers beneath and WC. Recessed ceiling lighting, grey coloured towel radiator and double glazed window with frosted glass.

**OUTSIDE**

To the front is a wide block paved drive which extends to the side of the property providing parking for up to three cars as well as access to the semi detached garage to the rear. There is a gate from the drive into the rear garden.

**FRONT GARDEN**

Gravelled front garden for ease of maintenance with low brick walling to the frontage. Outside light point.

**REAR GARDEN**

To the rear is a fully enclosed and landscaped garden, not directly overlooked, with attractive porcelain tiled patio area, including a secluded seating area to the rear of the garage. Outside tap.

**GARAGE**

A semi detached garage with up and over door, two double glazed windows and power and light connected.

**DIRECTIONS**

From the agent's Mold office proceed along Chester Street, turning right at the roundabout onto Chester Road. Follow

the road to the main roundabout on the outskirts of the town and take the second exit for Mynydd Isa/Buckley. Follow the road up the hill and through Mynydd Isa and thereafter into Buckley and turn first right into Springfield Drive whereupon the property will be found on the left 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.

DW/PWW