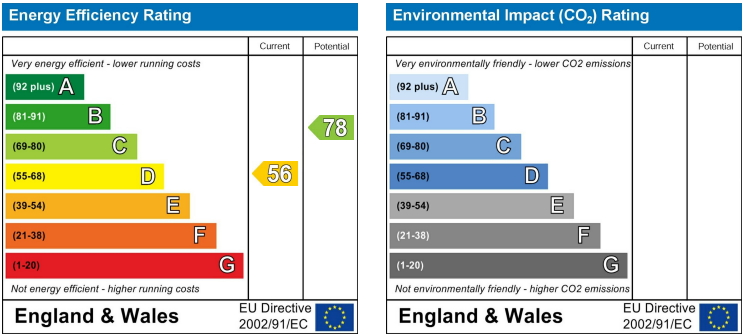
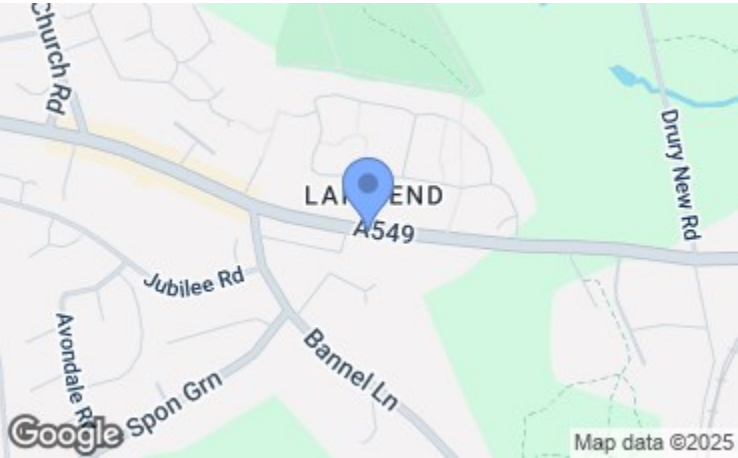
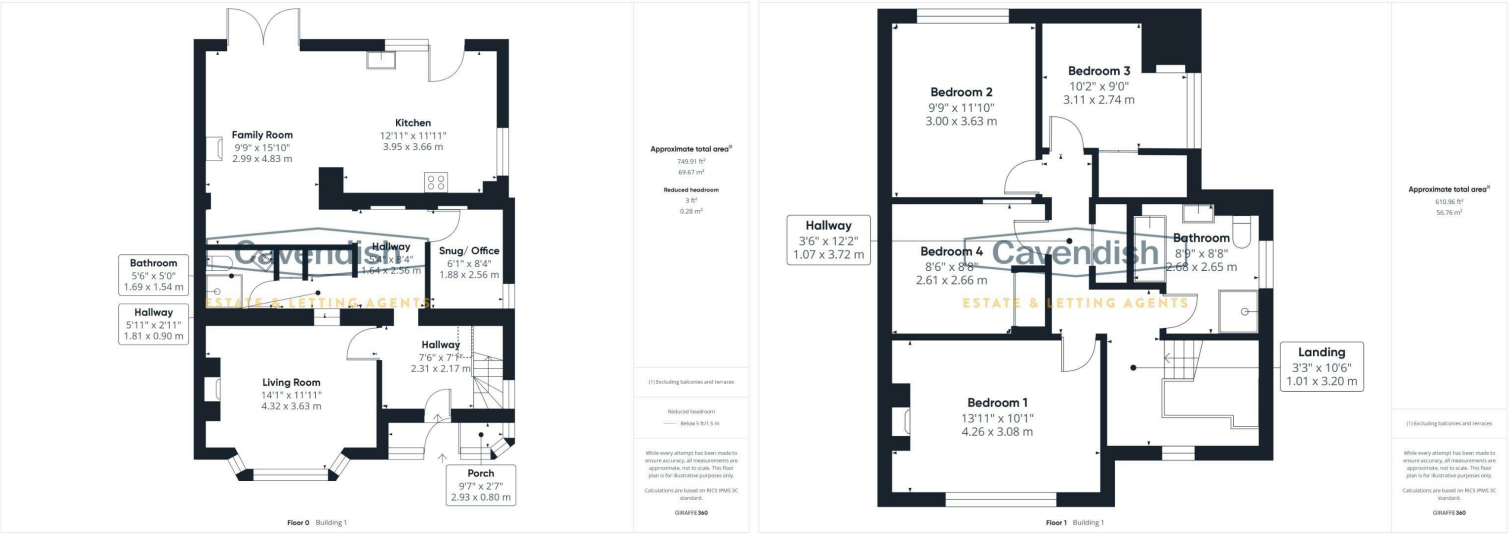


Northwood Chester Road, Buckley, Flintshire, CH7 3AH



Northwood Chester Road
Buckley, Flintshire
CH7 3AH

Price
£400,000

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.

This well-appointed detached family home in Buckley offers a blend of modern convenience and elegant design—ideal for families seeking a contemporary lifestyle in a desirable location with excellent transport links and local amenities. The property comprises a bright living room, an additional snug/office, an open-plan kitchen with family room, a downstairs shower room, four comfortable bedrooms, and a stylish family bathroom. It also benefits from driveway parking, a private rear garden, and a detached garage. Viewing is highly recommended to fully appreciate all the features on offer.

LOCATION



Northwood is located on the periphery of Buckley on Chester road, about a mile from the town centre and within a short drive of the A55 Expressway at Dobshell enabling easy access throughout the region. The popular Broughton retail park with cinema and restaurants is within a few minutes, and the city of Chester is approximately 10 miles. Buckley town centre provides a comprehensive range of shopping facilities catering for most daily needs, schools for all ages and leisure facilities. There is also a local train station close by, providing a service between Wrexham and Bidston with connection thereafter to Liverpool.

ACCOMDATION COMPRISES



HALLWAY

2.31 x 2.17 (7'6" x 7'1")



Enter through a Wood effect UPVC door onto a tiled porch featuring windows. A wooden and glass door leads into a bright entrance hallway, finished in grey stone tiles and neutrally decorated. A radiator with a matching cover and a stylish light pendant complete the space. An under-stairs storage area adds extra functionality, with doors providing access to the living room and other areas on the ground floor.

DOWNSTAIRS SHOWER ROOM

1.69 x 1.54 (5'6" x 5'0")



A practical utility area includes space and plumbing for washing machines within well-designed utility cupboards. The downstairs shower room is tastefully appointed with white fixtures: a WC, a small corner sink, and grey tiling on the floor paired with



GARAGE



DIRECTIONS

From Mold proceed along Chester Street turning right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the second exit signposted for Mynydd Isa/Buckley. Follow this road up the hill and through Mynydd Isa and thereafter into Buckley and on reaching the traffic lights continue straight on onto Brunswick/Chester Road. Follow the road for a further mile whereupon the property will be found on the left hand side of the road as you are nearing the edge of Buckley.

AGENTS NOTES

- *Gas Central Heating
- *Double Glazed
- *Driveway Parking

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire Council Tax Band F

ANTI MONEY LAUNDRY 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.

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.

MATERIAL INFORMATION

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.

VIEWINGS

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

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

BATHROOM
2.68 x 2.65 (8'9" x 8'8")



Finished in white tiles, this four-piece suite features a separate shower (with an electric shower), a white bathtub with silver faucets and a handheld showerhead, a white WC, and wood storage units housing the basin. A mirror with integrated lighting, a vertical silver radiator, and frosted double-glazed windows with French shutters complete the contemporary design.



GARDEN



The rear garden is a private oasis, featuring a patio area leading to a lush, laid-to-lawn space with stone paving and additional seating. Substantial borders and mature trees add to the garden's appeal. The property also benefits from a detached single garage for secure parking and storage.



EXTERNAL

This attractive four-bedroom detached home features a large, block-paved driveway with a secure gate, with additional driveway space available for further parking. The front garden is laid to lawn with charming drift borders, creating a welcoming and well-manicured entrance.

white-tiled walls. A cupboard houses the Worcester boiler, and a dedicated ventilation system and spotlights ensure a bright, functional space.

LIVING ROOM
4.32 x 3.63 (14'2" x 11'10")



The living room boasts elegant wood flooring, a prominent bay window with French-style shutters, and a radiator for comfort. A wood burner set in a brick fireplace with a wood mantle adds both warmth and character, complemented by built-in storage shelves and cupboard units. A glass-paneled window allows natural light to fill the adjoining hallway and laundry area, while light pendants and chrome power sockets enhance the modern feel.



SNUG / OFFICE
1.88 x 2.56 (6'2" x 8'4")



A snug or office with stone flooring and a radiator

KITCHEN
3.95 x 3.66 (12'11" x 12'0")



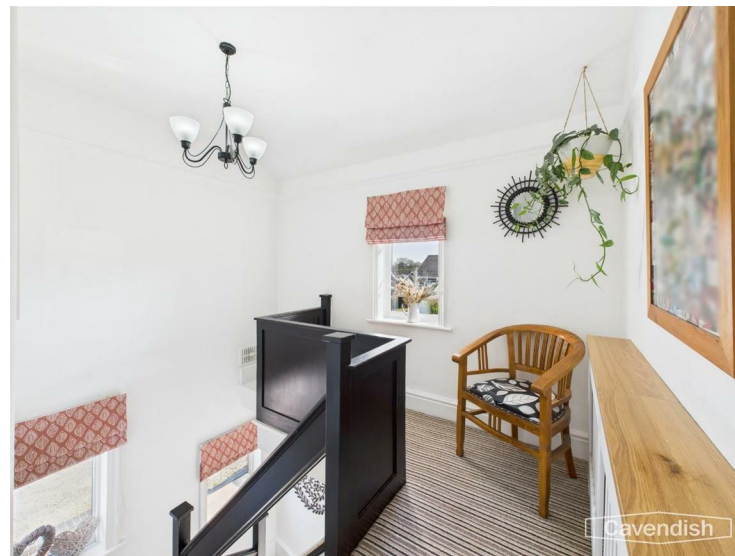
The contemporary kitchen is a focal point of the home. The stone flooring continues, white kitchen units paired with striking black marble worktops, a Bosch double oven, integrated appliances including a fridge freezer and dishwasher, an electric Bosch hob, and a silver extractor fan. A large window to the side and an additional UPVC door provide abundant natural light and direct access to the rear garden. Adjacent to the kitchen, the dining area—set on a stone floor—offers versatile space for family meals and entertaining, and is enhanced by a wood burner that adds extra warmth and ambiance to the space.



FAMILY ROOM
2.99 x 4.83 (9'9" x 15'10")

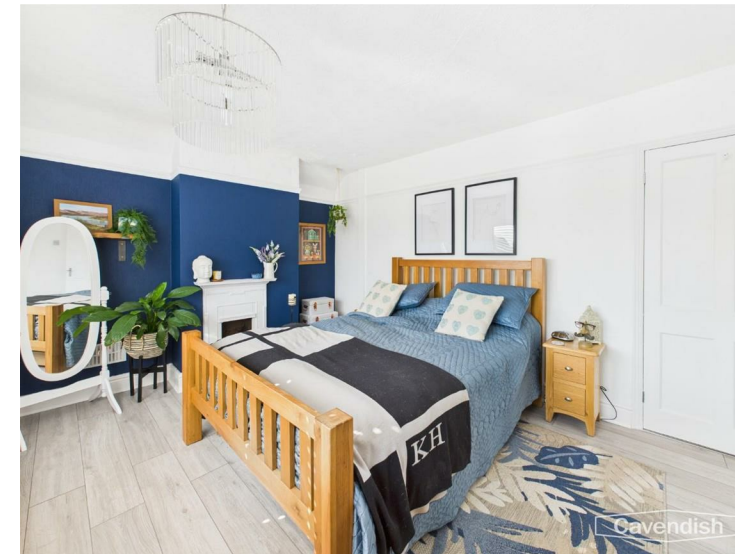


LANDING
1.01 x 3.20 (3'3" x 10'5")



A well-appointed staircase leads to a bright landing with ample storage and side-lighted windows.

BEDROOM 1
4.26 x 3.08 (13'11" x 10'1")



The master suite boasts grey wood-effect flooring, large windows overlooking the property (with shutters), feature fire place (not in use) and a radiator. This spacious and bright room offers comfort and style.

BEDROOM 2
3.00 x 3.63 (9'10" x 11'10")



A good-sized double bedroom featuring quality flooring, a window with double glazing overlooking the front.

BEDROOM 3
3.11 x 2.74 (10'2" x 8'11")



A further double bedroom with vinyl flooring and additional storage cleverly integrated under the eaves, complete with a radiator and pendant lighting.

BEDROOM 4
2.61 x 2.66 (8'6" x 8'8")



A flexible single bedroom designed for comfort, with quality finishes throughout with built in storage and skylight.