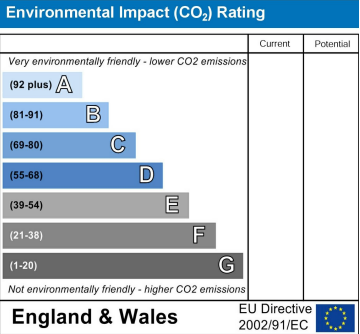
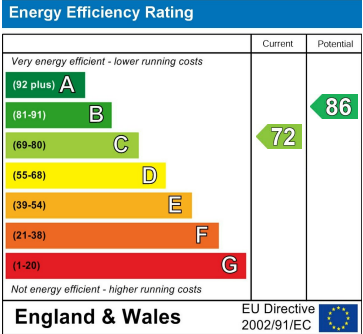
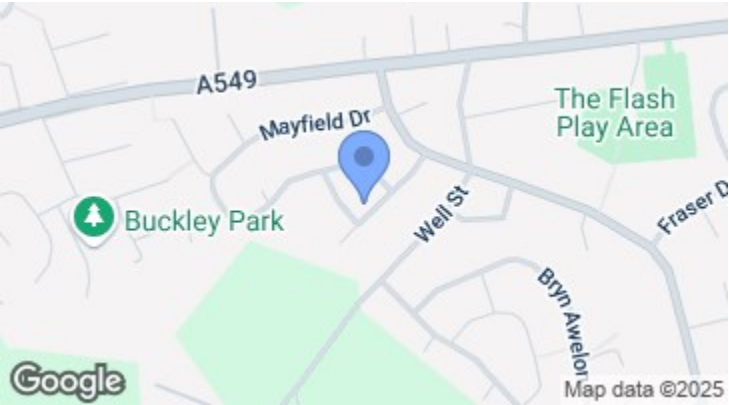


12 Daleside, Buckley, Flintshire, CH7 2PP



Cavendish

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12 Daleside

Buckley, Flintshire,
CH7 2PP

Price
£175,000

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.

* SEMI-DETACHED BUNGALOW * NO ONWARD CHAIN. A two bedroom semi-detached bungalow forming part of an established residential area within Buckley. The accommodation briefly comprises: entrance hallway with wood strip flooring, modern fitted kitchen with granite worktops and integrated cooking appliances, rear porch with fitted bench seat, spacious living room/dining area with sliding patio doors to the garden, two good size bedrooms and bathroom with modern white suite. The property benefits from gas fired central heating with a combination condensing gas fired central heating boiler and has UPVC double glazed windows and doors. Externally there is a garden at the front with decorative stone and a driveway at the side which leads to a single garage with attached workshop. To the rear there is a timber decked seating area and lawned garden enclosed by wooden fencing. There is no onward chain involved in the sale of this property.

LOCATION

Buckley town centre provides a range of facilities catering for daily requirements. It is also ideally placed for easy access to commuter links, such as the A55 Expressway and M56/M53 motorways, allowing swift passage further into North Wales, towards the Wirral, Liverpool and Manchester, and to the local business and industrial parks in both Deeside and Chester.

THE ACCOMMODATION
COMPRISES:

ENTRANCE HALL

2.26m x 1.32m (7'5" x 4'4")



UPVC double glazed entrance door with double glazed side window and letterbox, single radiator with thermostat, wood strip flooring, and ceiling light point. Doors to the kitchen and living room.

KITCHEN

3.23m x 2.21m (10'7" x 7'3")



Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers and cupboards with granite worktops and matching upstands. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap, fitted four ring ceramic electric hob with granite

splashback, Hotpoint extractor above, built-in Beko electric fan assisted oven and grill, plumbing and space for washing machine, space for tall fridge/freezer, recessed LED ceiling spotlights, wood strip flooring, UPVC double glazed window to side, wall cupboard housing a Glow Worm Betacom3 24C condensing gas fired combination central heating boiler. UPVC double glazed door to rear porch.

REAR PORCH

1.80m x 1.22m (5'11" x 4')



Fitted bench seat, single glazed window, laminate wood strip flooring, and part-glazed door to outside.

LIVING ROOM/DINING AREA

5.74m x 3.51m (18'10" x 11'6")



Large reception room with UPVC double glazed sliding patio doors to the rear garden, TV aerial point, double radiator with thermostat, single radiator, two ceiling light points, telephone master socket, mains connected smoke alarm, thermostatic heating controls, and laminate wood strip flooring. Door to inner hall.



INNER HALL

Laminate wood strip flooring. Doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE

3.40m x 3.23m (11'2" x 10'7")



UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, and wood strip flooring.

BEDROOM TWO

4.09m x 2.51m (13'5" x 8'3")



UPVC double glazed window overlooking the front, single radiator with thermostat, ceiling light point, and laminate wood strip flooring.

BATHROOM

2.11m x 1.91m (6'11" x 6'3")



Fitted with a modern white suite with chrome style fittings comprising: shower bath with wall mounted mixer shower, canopy style rain shower head, extendable shower attachment and glazed shower screen; pedestal wash hand basin with tiled splashback and mixer tap; and low level dual-flush WC. Wall tiling to bath and shower area, tiled floor, chrome ladder style towel radiator, access to loft space, extractor, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a decorative stone garden with low brick boundary wall, wooden fencing and beech hedge. A driveway at the side leads to a single garage. External gas meter cupboard, outside LED sensor spotlight, outside water tap to side. A wooden gate between the bungalow and the garage provides access to the rear garden.

GARAGE

Concrete sectional garage with up and over door, power, light, and two side windows. To the rear of the garage there is a brick-built workshop area.

OUTSIDE REAR



To the rear there is a lawned garden and decked seating area being enclosed by wooden fencing.

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, through Mynydd Isa, and into Buckley. Follow the Mold Road and take the turning right into Springfield Drive. Then take the second turning right into Daleside and the property will be found after some distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band C - Flintshire County Council.

AGENT'S NOTES

* Services - we understand that mains gas, water, electricity and drainage are connected.

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.

PS/PMW