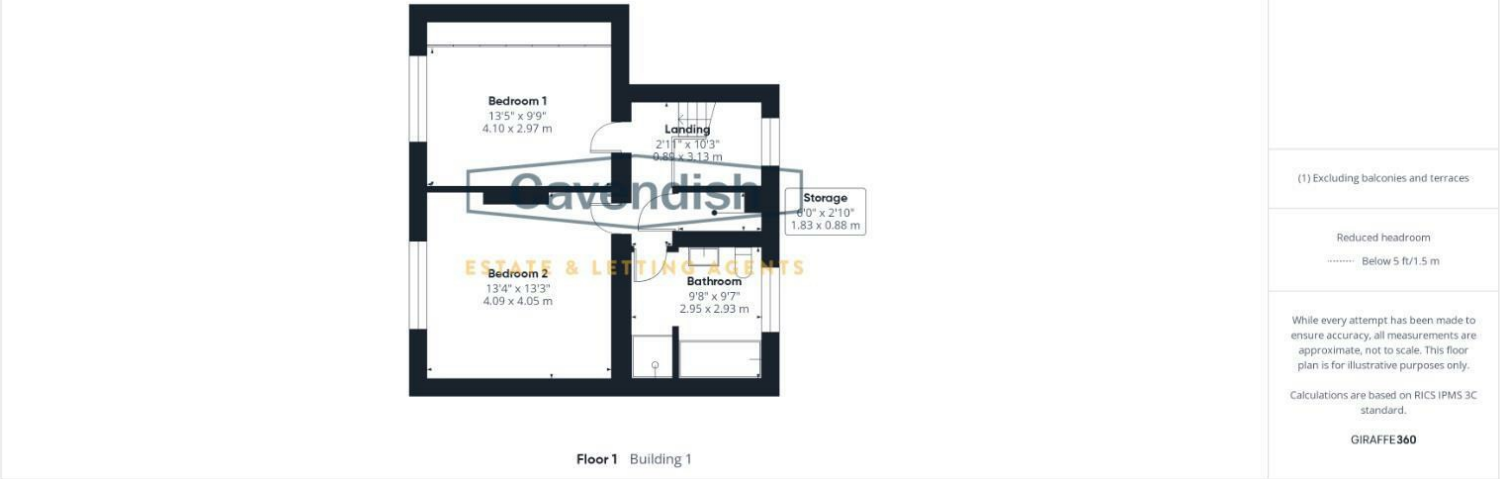



7 Brickfields, Buckley, Flintshire, CH7 3BE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div> <div></div> <div>(92 plus) A</div> </div>			
<div> <div></div> <div>(81-91) B</div> </div>			
<div> <div></div> <div>(69-80) C</div> </div>			
<div> <div></div> <div>(55-68) D</div> </div>			
<div> <div></div> <div>(39-54) E</div> </div>			
<div> <div></div> <div>(21-38) F</div> </div>			
<div> <div></div> <div>(1-20) G</div> </div>			
Not energy efficient - higher running costs			

England & Wales

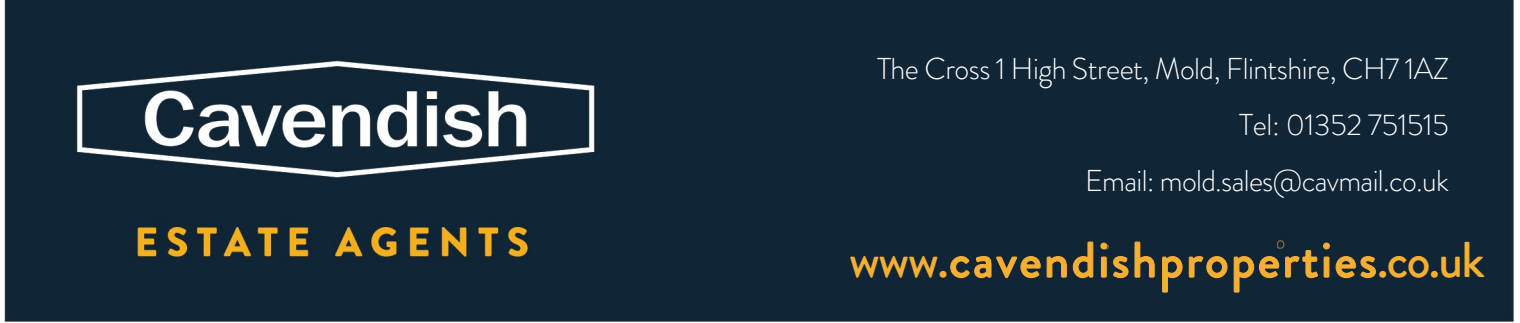

EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) 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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LOCATION

A spacious two-bedroom detached property with garage, driveway parking, and wraparound gardens, set on a private driveway in popular town of Buckley. 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.

PROPERTY COMPRISES

SUNROOM

3.01 x 3.13 (9'10" x 10'3")



Entry is via a white UPVC door into a bright sunroom, featuring large dual-aspect double-glazed windows, vinyl tile flooring, exposed brick walls, a ceiling fan, two wall-mounted lights, and plenty of space to enjoy natural light.

HALLWAY

2.08 x 1.81 (6'9" x 5'11")

A frosted UPVC double-glazed door leads into the hallway, which is carpeted and includes radiator heating, under-stairs storage, and access to the kitchen and dining room through wooden doors.

KITCHEN

4.11 x 3.61 (13'5" x 11'10")



The kitchen features vinyl tile-effect flooring, a range of wooden wall and base units with marble-effect worktops, and a black composite sink with a modern adjustable silver mixer tap. Dual-aspect double-glazed windows offer views over the front and rear gardens. Appliances include an electric hob,

black stainless steel extractor, Neff electric oven, and plumbing for a washing machine, fridge/freezer, and dishwasher. Additional features include exposed ceiling beams, two pendant lights, and a cream tiled splashback.



DINING ROOM

2.85 x 3.79 (9'4" x 12'5")



Accessed via a wooden door, the dining room is carpeted with an exposed brick feature wall, a double-glazed side window, and a stained glass window allowing light through from the living room. A brick hearth houses an electric fire, and exposed wooden ceiling beams enhance the cottage-style charm. A radiator and wooden door lead into the living room.



LIVING ROOM

4.10 x 4.07 (13'5" x 13'4")



A bright and spacious room featuring a large double-glazed bay window, brick fireplace with a gas fire, wooden mantle, and TV/satellite points. The room also includes carpeted flooring, a radiator, light pendant, two wall lights, exposed wooden beams, a thermostat, and a feature stained glass window.



LANDING

0.83 x 3.13 (2'8" x 10'3")

Stairs lead to a carpeted landing lit by a double-glazed window to the side. There is a hanging light pendant and a wooden sliding door giving access to the airing cupboard, housing the Worcester gas boiler, lighting, a radiator, and additional shelving for storage.

BEDROOM 1

4.10 x 2.97 (13'5" x 9'8")



A generous double bedroom, four built-in wardrobes with mirrored fronts, two radiators, a double-glazed window overlooking the front, a ceiling fan with light, and exposed ceiling beams.

BEDROOM 2

4.09 x 4.05 (13'5" x 13'3")



A well-sized double room with carpet, a radiator, double-glazed window to the side, light pendant, and wooden slatted storage cupboard. There is also loft access and exposed beams.

BATHROOM

2.95 x 2.93 (9'8" x 9'7")



Finished with anti-slip blue vinyl flooring and black marble-effect wall tiling, the bathroom includes a white three-piece suite with a panelled bath, separate glass-enclosed shower, white WC, sink with beach wood storage unit, and a large

mirrored cabinet with spotlights. Additional features include a second medicine cabinet, white heated towel rail, frosted double-glazed window, spotlights, ventilation system, wood-panelled ceiling, and chrome fittings throughout.

GARDEN



A gently sloped paved path leads to the front entrance. The front garden is lawned with hedge borders, and there is a side area laid to shingle with a wooden shed and gated access to the rear garden. The rear garden is part-lawned with a decked seating area, paved paths, and additional garden sheds, making it ideal for storage or outdoor entertaining. There is also an outdoor water tap and shared side access.



GARAGE

6.29 x 3.02 (20'7" x 9'10")



Approached via a private brick-paved driveway, there is parking for three vehicles and access to a single garage with an electronic roller door and workshop space.

TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax Band D

AGENTS NOTES

Worcester gas boiler in landing storage cupboard. Property needs modernising great for first time byers, investors or downsizers

DIRECTIONS

From Cavendish Mold Office Head north-east on Chester St/A5119 towards Tyddyn St 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 4th exit onto A541 0.7 mi Slight left onto A5118 1.4 mi Turn left onto Padeswood Rd S 0.7 mi Turn right onto Meg's Ln 0.4 mi Continue onto Spon Grn 0.3 mi Turn left onto Brickfields The property will be on the left.

AML

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.

PRIORITY INVESTORS 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

VIEWINGS

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

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