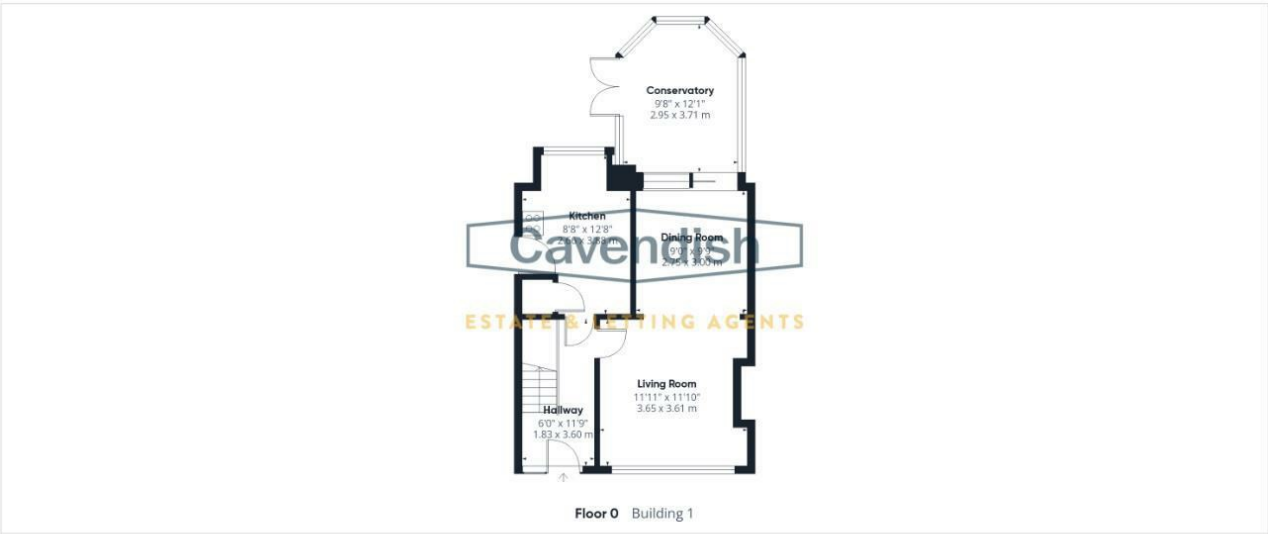


9 Grosvenor Drive, Buckley, CH7 3HP



Floor 0 Building 1



Floor 1 Building 1

Approximate total area^m

890 ft²

82.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		71	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.



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9 Grosvenor Drive **NEW**
Buckley, **£220,000**
CH7 3HP

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No ChainA beautifully presented three-bedroom home in the heart of Buckley, offering spacious and versatile living throughout. The property features a welcoming entrance, a modern kitchen with appliances, a bright living room, dining area, and a light-filled conservatory that opens onto a well-maintained rear garden with lawn, seating area, and established fruit trees.

The first floor hosts three comfortable bedrooms, including two generous doubles with built-in wardrobes, and a family bathroom. Outside, the home benefits from a driveway with parking for three cars, a single garage with power, and side access to the garden.

Located within walking distance of Buckley Common and local schools, this property provides an ideal family home or a sound investment opportunity.

LOCATION

Nestled in a convenient and well-established part of Buckley, this charming three-bedroom home offers easy access to local amenities, schooling, and the delightful Buckley Common, just a short stroll away. With a welcoming approach, spacious interior, and a thoughtfully landscaped garden, this property provides both comfort and practicality for family living.

EXTERNAL

The property is approached via a tarmac driveway providing off-road parking for up to three cars, complemented by a neatly maintained grass lawn bordered by attractive brick and slate walls. A single garage with a road-facing door includes power and a workbench, ideal for hobbies or storage. The front entrance features a UPVC double-glazed glass panel door, opening into a welcoming hallway.

HALLWAY

1.83 x 3.60 (6'0" x 11'9")



The carpeted hallway exudes warmth and leads into the heart of the home. A wall-mounted radiator and pendant light enhance the space, while under-stair storage provides practical additional room. Doors from the hallway open into the kitchen and the living area, ensuring a smooth flow throughout the ground floor.

KITCHEN

2.66 x 3.88 (8'8" x 12'8")



The kitchen boasts a stylish green-tiled pattern floor and crisp white wall and base units, complemented by a green worktop and matching glass display cabinet. Appliances include a washer, dryer, fridge, dishwasher, and an electric

cooker with hob, while a green-tiled splashback and matching sink with adjustable silver faucet add character. A bay double-glazed window offers a pleasant view of the garden, filling the room with natural light. Ceiling coving, a four-point pendant light with adjustable spotlights, and a radiator complete this practical yet inviting space.

A handy pantry cupboard beneath the stairs provides additional shelving and storage, while a UPVC obscure-glass door offers convenient side access to the rear garden, garage, and driveway.



LIVING ROOM

3.65 x 3.61 (11'11" x 11'10")



The spacious living room features a large double-glazed window stretching the length of the room, overlooking the front garden and bathing the space in light. A tiled fireplace, TV and aerial points, and ample plug sockets enhance functionality, while a pendant light adds a charming focal point. Through an archway, the space flows seamlessly into the dining area or second reception room.



DINING ROOM

2.75 x 3.00 (9'0" x 9'10")



This versatile room is carpeted, with a radiator and ceiling light, providing a perfect space for family meals or a formal sitting area. Sliding glass doors lead into the conservatory, creating a bright, airy extension of the home.

CONSERVATORY

2.95 x 3.71 (9'8" x 12'2")



The conservatory is finished with cream tiled flooring, a radiator, and a ceiling pendant light. Double-opening doors lead directly into the rear garden, while power points offer flexibility for furniture or appliances.

LANDING

1.30 x 2.14 (4'3" x 7'0")



Carpeted stairs with a wooden and metal balustrade lead to the first-floor landing, which includes a loft hatch and wall-mounted light pendant, providing access to all bedrooms and the family bathroom.

BEDROOM 1

2.60 x 3.63 (8'6" x 11'10")

A generous double bedroom at the front of the property, carpeted throughout, featuring built-in wardrobes and a light-wood makeup desk. A double-glazed window offers a bright outlook, complemented by a radiator and pendant light.

BDEROOM 2

2.65 x 3.01 (8'8" x 9'10")



A spacious rear double bedroom with carpeted flooring, built-in wardrobes, and a matching makeup desk with mirror. A radiator and adjustable ceiling pendant light complete this comfortable space.

BEDROOM 3

2.32 x 2.28 (7'7" x 7'5")



A smaller, versatile bedroom, perfect for a child, guest room, or home office. Carpeted with a radiator and pendant lighting.

FAMILY BATHROOM

2.31 x 2.10 (7'6" x 6'10")



The family bathroom is fitted with vinyl wood-effect flooring and full-height white wall tiles. A white bathtub with an electric shower, separate WC, and sink provide functionality, while a frosted double-glazed window ensures privacy. A radiator completes this clean and practical space.

GARDEN



The rear garden is beautifully maintained, with a paved pathway leading from the conservatory to a peaceful seating area. A well-kept lawn is framed by raised beds and established fruit trees, including an apple tree. A garden shed provides practical storage, and gated side access allows easy entry to the driveway and garage.

GARAGE

3.04 x 6.14 (9'11" x 20'1")

TENURE

FREEHOLD

COUNCIL TAX

Flintshire County council tax band C

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.

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 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.

DIRECTIONS

Cavendish Estate Agents - Mold1 High St, Mold CH7 1AZ
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 3rd exit onto Mold Rd/A549 - Continue to follow A549 1.9 mi - Turn left onto Mill Ln/B5127 459 ft - Turn right onto Linthorpe Rd 289 ft - Turn right onto Grosvenor Dr Destination will be on the left 341 ft - 9 Grosvenor Dr Buckley CH7 3HP