



Church Road

Buckley, Flintshire CH7 3JQ

Offers In The Region Of
£259,950

****REDUCED FROM £269,950**DELIGHTFUL PERIOD COTTAGE **SPACIOUS ACCOMMODATION WITH CHARACTER FEATURES **CONVENIENT LOCATION.** A charming 3 double bedroom detached period cottage with conservatory, offering deceptively spacious accommodation of character with original beamed ceilings and feature fireplaces, whilst incorporating modern fittings. Standing within attractive gardens with ample off-road parking on the periphery of the town, convenient for local amenities and schools for all ages. The property has been subject to a programme of modernisation and alteration by the present owners during the past 20 years and now provides a very comfortable family home with well proportioned rooms, gas fired ch and double glazing. In brief providing: entrance hall, spacious dining room, lounge with multi-fuel stove, kitchen/breakfast room with range cooker, utility room with separate wc, conservatory, first floor landing, 3 good sized bedrooms (one with a large en suite bathroom), useful attic room and a family bathroom. NO ONWARD CHAIN

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LOCATION

The property is located on the periphery of the town, set back of Church Road itself and enjoying considerable privacy. To the rear is a good sized garden with patio and pizza oven. Buckley town centre is within a short distance which provides a wide range of facilities catering for most daily requirements to include primary and secondary schools, whilst the Dobshill interchange with the A55 expressway is within 2 miles enabling access towards Chester and beyond.

THE ACCOMMODATION COMPRISES:

Wood effect UPVC double glazed front door to:

ENTRANCE HALL

1.83m x 1.68m (6'0" x 5'6")

Double glazed window, tiled floor, radiator and deep built-in triple cloaks cupboard. Panelled glazed door to the dining room.

DINING ROOM

7.87m x 2.90m (25'10" x 9'6")

A spacious open plan room with double glazed windows to the front and side elevations, staircase to the first floor, open beamed ceiling, wall light points, telephone point and two radiators. Opening to the lounge.



LOUNGE

4.29m x 4.11m (14'1" x 13'6")

An attractive room with double glazed window to the front overlooking the garden, deep recessed fireplace with slate hearth and multi-fuel stove, fitted cupboard and shelving into alcoves, open beamed ceiling, tv aerial point, wall light point and radiator.



KITCHEN/BREAKFAST ROOM

4.06m x 3.63m (13'4" x 11'11")

Well appointed with a range of solid oak fronted base and wall units with drawers and dark toned solid granite work tops with under counter stainless steel unit with preparation bowl and mixer tap. Under cupboard lighting and appliances, to include a Stoves range cooker with three ovens, seven gas burners and a griddle hob. Matching extractor hood above and an LG American style fridge freezer with water dispenser and ice maker is included in the sale. Integrated dishwasher, beamed ceiling, tiled floor and original cast-iron range. UPVC double glazed twin doors lead through to the conservatory.



CONSERVATORY

5.11m x 3.25m (16'9" x 10'8")

A spacious room with UPVC double glazed windows and french doors opening to the adjoining patio. Pleasing views over the garden, polycarbonate type roof covering, laminate flooring, wall light points, tv aerial point and radiator.



UTILITY ROOM

2.06m x 2.01m +recess (6'9" x 6'7" + recess)

A good sized utility room with fitted work top and shelving, void and plumbing for washing machine, space for fridge or freezer, high level double glazed window, Worcester gas fired central heating boiler and radiator.

CLOAKROOM/WC

1.75m x 0.97m (5'9" x 3'2")

Comprising low flush wc and wash hand basin with mixer tap and tiled splashback. Extractor fan and radiator.

FIRST FLOOR LANDING

Double glazed window to the rear elevation, loft access and traditional pine interior doors to all rooms.

BEDROOM ONE

4.57m (max) x 4.19m (15'0" (max) x 13'9")

A spacious master bedroom with low level double glazed window overlooking the front garden, exposed floor boards, shaped ceiling to part and radiator.



BEDROOM TWO

4.47m x 3.66m (14'8" x 12'0")

A double sized room with large ensuite bathroom and access to useful loft room via a pull down ladder. Double glazed window overlooking the garden, original fire grate, exposed floor boards, double panelled radiator and panelled glazed door to the en suite bathroom.

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FAMILY BATHROOM

2.79m x 1.98m (9'2" x 6'6")

Fitted with a white suite comprising an extra large panelled bath, pedestal wash basin and wc. Part tiled walls, exposed floor boards, chrome towel radiator, extractor fan and double glazed window.



REAR GARDEN

To the rear is a good size garden with patio, brick retaining walls and steps up to an enclosed lawn with established hedging and pizza and bread oven. Outside lights, electric point and tap, garden shed and log store. Gate leading to nature reserve and play area.



EN SUITE BATHROOM

4.04m x 2.08m (13'3" x 6'10")

A spacious en suite fitted with a four piece suite comprising corner spa bath, large shower enclosure with sliding screen and mains shower valve, pedestal wash basin and low flush wc. Recessed lighting, velux double glazed roof light, chrome style radiator, extractor fan and double glazed window.



OUTSIDE

Parking area to the front for 3 to 4 cars, with picket fencing and gate leading through to the front garden.



FRONT GARDEN

Delightful front garden with informal lawn and deep well stocked borders to either side with various shrubs, trees and bushes. Paved pathways and gate provide access to the rear of the cottage. Outside tap and electric point.



ATTIC ROOM

4.19m x 2.26m (13'9" x 7'5")

Two Velux roof lights, powers points and light.

BEDROOM THREE

3.38m x 2.97m (11'1" x 9'9")

A double sized room with low level double glazed window to the front, exposed floor boards and range of fitted wardrobe units to one wall and double panelled radiator. Original fire grate.



COUNCIL TAX

Flintshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Mold office proceed along Chester Street and on reaching the mini roundabout take the second exit onto Chester Road. At the main roundabout take the second exit towards Buckley and follow the road through Mynydd Isa to the traffic lights on the Buckley inner ring road. Turn left onto Liverpool Road and continue to the traffic lights and turn right onto Church Road. Follow the road, passing the Parish Church on the left, and straight on the the cross road (denoted by the Horse and Jockey Inn) whereupon the property will be found approximately 300 metres thereafter, set back on the left hand side, before reaching the entrance to the new Heathlands estate.

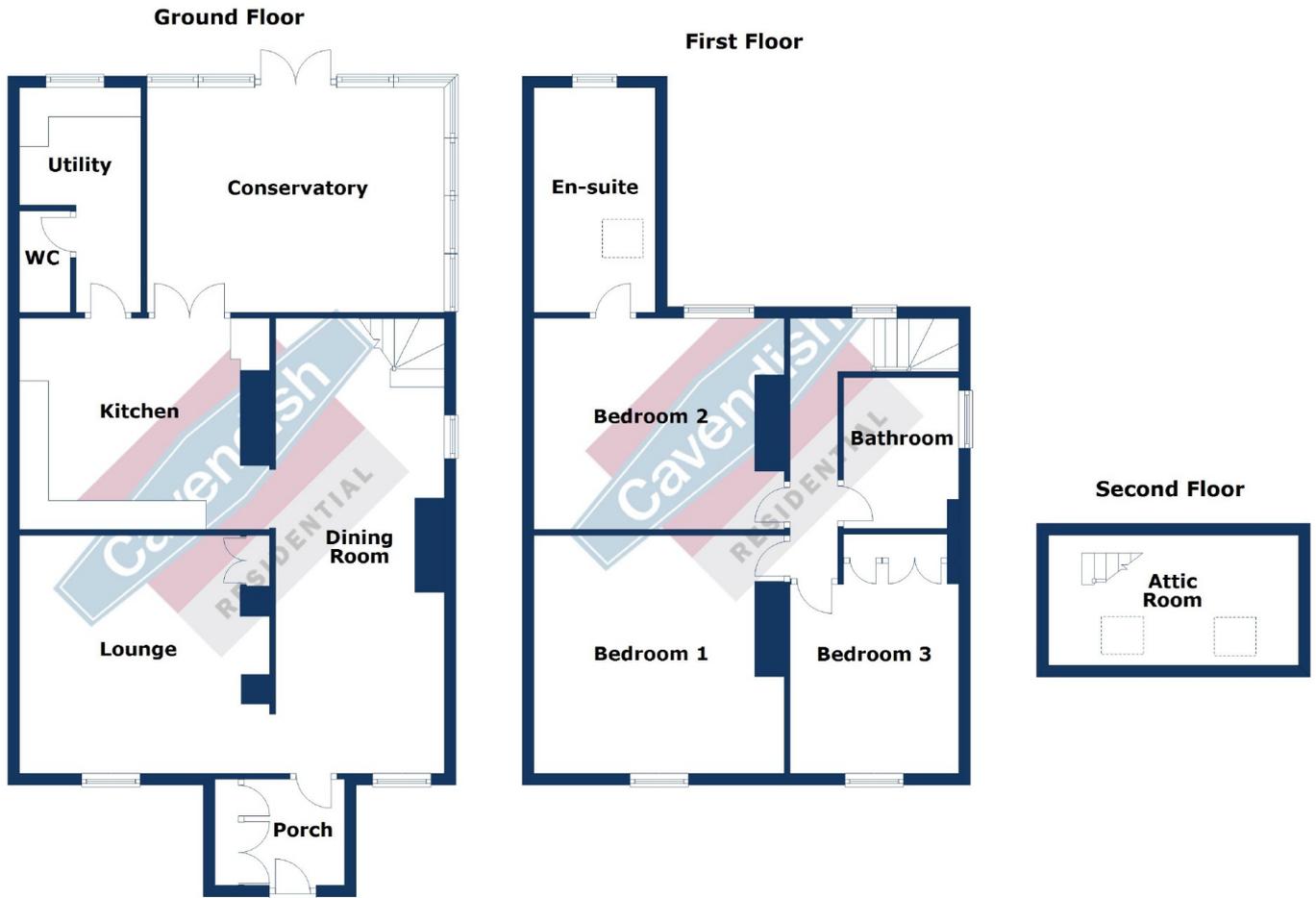
VIEWING

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

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

DCW/JF

Amended JF



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.

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