



Tram Road

Buckley, Flintshire CH7 3NH

Price
£439,950

*****VIDEO TOUR AVAILABLE*** *SPACIOUS 4 BEDROOM HOUSE WITH HIGH SPECIFICATION*** A spacious and beautifully appointed detached family house of individual design located along this sought-after road near to Buckley Common. Standing in attractive south westerly facing gardens with ample off-road parking to the front and far reaching views to the rear, particularly from the first floor, across to distant hillside. Offering well planned accommodation, which has benefitted from an excellent garden room extension to the rear, and includes a well appointed kitchen with appliances, double glazing, an updated gas fired central heating system and high standard of decorative order. Comprising: reception hall with deep built-in cloaks cupboard, study, sitting room/dining room, garden room with adjoining dining room, lounge with multi-fuel stove, kitchen, utility room, ground floor shower room/wc, first floor landing, master bedroom with en suite shower room, bedrooms two and three with shared en suite bathroom, fourth bedroom and family bathroom.

A VIRTUAL TOUR OF THE PROPERTY IS AVAILABLE ON REQUEST FROM OUR MOLD OFFICE PROVIDING YOU WITH A VIRTUAL VIEWING OF THE SETTING, ACCOMMODATION AND GROUNDS. WE HOPE YOU WILL FIND THE VIDEO HELPFUL.

Dating from circa 2000, this spacious property provides well appointed family accommodation located within this noted area of individual homes, a short walk from Buckley Common, the town centre and local schools for all ages. It has been designed to a generous plan and offers adaptable family accommodation with modern fittings throughout.

LOCATION

Buckley town centre is within a short distance providing a wide range of facilities catering for most daily requirements to include primary and secondary schools. The Dobshill interchange with the A55 expressway is within 2 miles enabling access towards Chester and beyond.



THE ACCOMMODATION COMPRISES:

Recessed front entrance with ceiling light and oak panelled double glazed/leaded front door to:

SPACIOUS RECEPTION HALL

Staircase to the first floor, coved ceiling, light oak effect laminate flooring, radiator and oak interior doors to all rooms.

WALK-IN CLOAKS CUPBOARD

1.65m x 1.22m (5'5" x 4'0")

Useful storage with fitted shelving, coat hooks and power point,

WC/SHOWER ROOM

1.80m x 1.68m (5'11" x 5'6")

A modern shower room fitted with a white suite comprising corner shower cubicle with Mira electric shower, pedestal wash basin with mixer tap and low flush wc. Radiator and double glazed window.

STUDY

4.29m (max) x 2.41m (14'1" (max) x 7'11")

Double glazed window to the front, modern range of fitted units with cream gloss and dark wood grain effect fronted door front comprising a desk unit with drawers to either side and two storage units. Laminate wood effect flooring, coved ceiling with recessed lighting, radiator, telephone point and feature double glazed circular window.



SITTING ROOM/DINING ROOM

5.11m x 3.91m (16'9" x 12'10")

A spacious and versatile room with double glazed bay window to the front, coved ceiling and double panelled radiator.



DINING ROOM

3.91m x 3.28m (12'10" x 10'9")

Double glazed window to the side elevation, laminate wood effect flooring, coved ceiling and radiator. Opening to the garden room.



KITCHEN/BREAKFAST ROOM

4.95m x 4.06m (16'3" x 13'4")

Fitted with a comprehensive range of light cream fronted base and wall units with brushed stainless steel handles and contrasting light grey quartz worktops with matching upstand and under counter composite sink unit with preparation bowl and mixer tap. Matching island unit with cupboards and drawers beneath and solid oak worktop, and range of integrated appliances comprising five gas burner hob with matching cooker hood above, electric double oven, dishwasher, fridge and freezer. Wood grain effect flooring, recessed ceiling lighting, radiator, double glazed windows to two sides with views over the garden and UPVC double glazed exterior door. Glazed twin oak doors to the lounge.



GARDEN ROOM

3.91m x 3.40m (12'10" x 11'2")

An attractive room forming part of the new extension with double glazed windows to three sides with matching french doors leading out to the adjoining patio, recessed ceiling lighting, continuation of the light wood effect laminate flooring, tv aerial point and radiator.



UTILITY ROOM

1.78m x 1.68m (5'10" x 5'6")

Fitted base and wall units with wood effect worktops, inset sink unit with mixer tap and tiled splashback. Plumbing for washing machine, wood grain effect vinyl flooring, Worcester gas fired central heating boiler and double glazed window.

FIRST FLOOR

SPACIOUS LANDING

With two double glazed windows to the front and white panelled interior doors to all rooms.

LOUNGE

4.34m x 4.47m (14'3" x 14'8")

An attractive room with double glazed window to the front, feature brick fireplace with oak beam and Chesney's multi-fuel stove with polished slate hearth, coved ceiling with recessed lighting, tv aerial point and radiator.



BEDROOM ONE

4.06m x 3.00m (13'4" x 9'10")

Double glazed window to the rear elevation with superb views towards The Common and across to distant hillside. Fitted double wardrobe unit and radiator. Door to the en suite.



BEDROOM TWO

3.91m x 3.28m +recess (12'10" x 10'9" + recess)

Double glazed window to the rear with open aspect, fitted wardrobe unit to one wall with oak door fronts, recessed ceiling lighting and double panelled radiator.



(Bedroom One)

EN SUITE

2.13m x 2.03m (7'0" x 6'8")

Fitted with a modern white suite comprising large corner shower cubicle with mains shower unit, pedestal wash basin with mixer tap and low flush wc. Feature wood panelling, chrome towel radiator and double glazed window.



(Bedroom Two)

SHARED EN SUITE BATHROOM

2.69m max x 1.83m (8'10" max x 6')

Well appointed en suite bathroom shared with bedroom three comprising panelled bath with mixer tap and mains shower and screen over, semi-recessed wash basin with cupboards beneath and low flush wc with concealed cistern. Attractive part tiled walls, extractor fan, tall chrome towel radiator and double glazed window.



BEDROOM THREE

3.91m x 3.12m +recess (12'10" x 10'3" + recess)

A double sized room with double glazed window to the front, laminate wood effect flooring and double panelled radiator.



(Bedroom Three)

BEDROOM FOUR

3.10m x 2.59m (10'2" x 8'6")

Double glazed window to the front, dark wood effect laminate flooring, recessed ceiling lighting and radiator.

FAMILY BATHROOM

3.02m x 2.26m (9'11" x 7'5")

Fitted with a modern white four piece suite comprising panelled bath with mixer tap, corner shower cubicle with mains shower unit, pedestal wash basin with mixer tap and low flush wc. Attractive part tiled walls, tile effect laminate flooring, tall chrome towel radiator, recessed ceiling lighting, extractor fan, double glazed

window and loft access.



OUTSIDE

The property is approached via a splayed brick columned entrance leading to a brick paved driveway with gravelled areas to either side providing parking/turning for several cars. Established conifer hedging extends to either side of the drive together with shrubbery borders. A gated pathway extends to the right hand gable leading through to the rear garden.

REAR GARDEN

To the rear is a good sized and fully enclosed lawned garden with terraced style paved patio area extending across the rear elevation of the house with dividing walling/fencing as well as an additional paved patio area to the front of the garden room. Well stocked shrubbery borders extend to either side of the lawn with various mature shrubs and bushes, a selection of fruit trees and a paved pathway leading to a substantial timber framed/garden shed located to the lower part of the garden. Outside security lights and tap.



DIRECTIONS

From the Agent's Mold office proceed along Chester Street and turn right at the roundabout onto Chester Road. Follow the road to the 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 thereafter into Buckley. On reaching the traffic lights turn left onto Mill Lane/Liverpool Road, follow the road for a short distance, passing the entrance to the High School on the left hand side and at the next traffic lights turn right onto Higher Common Road. Tram Road is then the second turning on the right whereupon the property will be found on the right hand side.

AML

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

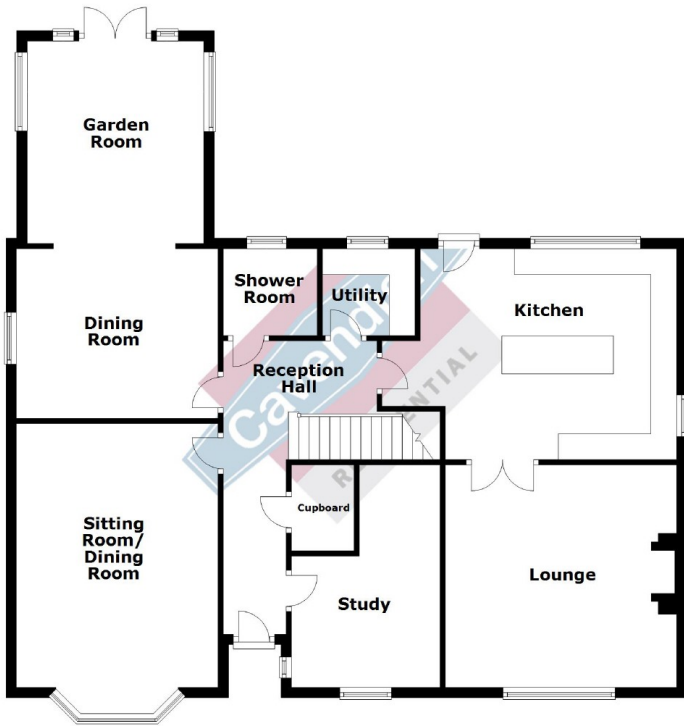
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

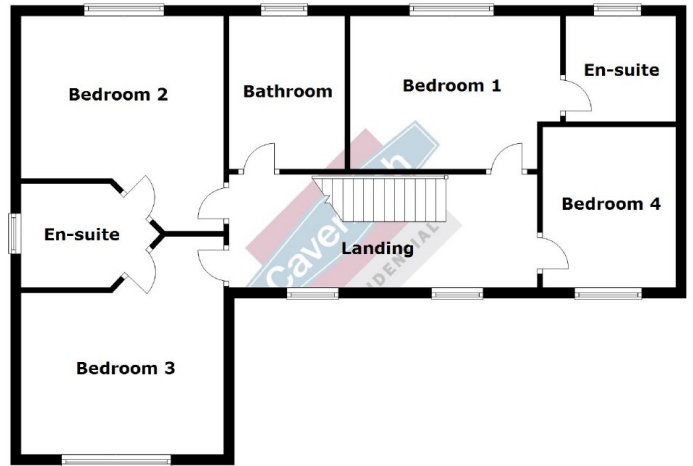
COUNCIL TAX

Flintshire County Council - Council Tax Band G.

Ground Floor



First Floor



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 Residential.

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Hope House

