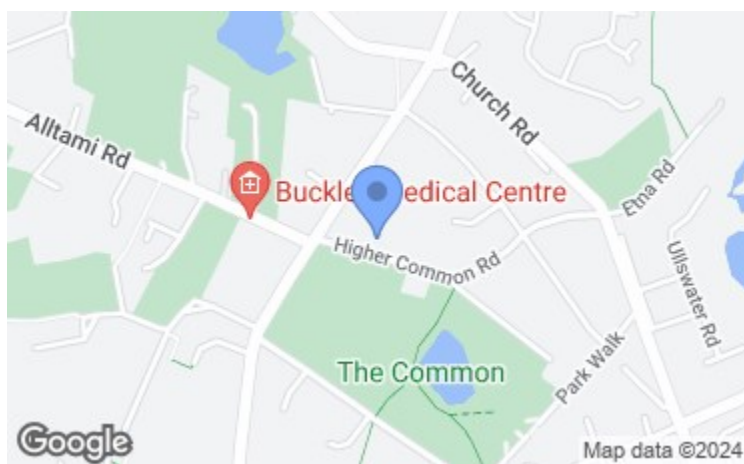


GROSS INTERNAL AREA
 FLOOR 1 1,057 sq.ft. FLOOR 2 777 sq.ft.
 TOTAL: 1,834 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
England & Wales EU Directive 2002/91/EC		62	70



Maplewood 3 Higher Common Road
 Buckley, Flintshire
 CH7 3NG

£375,000

AN INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOUSE LOCATED IN AN ENVIABLE POSITION OVER LOOKING BUCKLEY COMMON, WITHIN WALKING DISTANCE OF THE TOWN CENTRE, LOCAL SCHOOLS AND AMENITIES. This extended, early 1960s, property affords adaptable accommodation which has benefitted from refurbishment and internal alteration, with modern fittings, gas fired central heating and double glazing. Features include; a spacious living room with open fire grate and adjoining garden room, a modern well appointed kitchen/dining room with attractive range of units and access to the garden; large utility room and a ground floor bedroom with modern en suite shower room. First floor landing, three further double bedrooms, one with en suite shower room and refurbished family bathroom. Off road parking for several cars, established front garden and private rear garden with patio. Inspection Recommended.

LOCATION



The property occupies an attractive setting overlooking 'The Common' and is within a short distance of the centre of Buckley which provides a range of shopping facilities catering for most daily needs. There are schools for all ages nearby whilst the area is also ideally placed for easy access to the commuter routes such as the A55 expressway and motorway network. The nearby market town of Mold is approximately 3.5 miles and Chester is 10 miles.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

2.82m x 2.24m (9'3" x 7'4")

UPVC double glazed panelled door with matching side screens to either side to entrance porch, tiled floor, double panelled radiator, full length glazed inner door to inner hallway.

INNER HALLWAY



Turned staircase to the first floor with deep storage cupboard beneath, double panelled radiator.

LIVING ROOM

3.61m x 5.82m (11'10" x 19'1")



A spacious room with double glazed window overlooking the rear garden, feature polished fireplace with open fire grate, deep coved ceiling, TV aerial point, wall light points, double panelled radiator. Opening through to garden room.



side and take the second right handed turning onto Higher Common Road whereupon the property will be found on the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

AML

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.

DW/PMW

FAMILY BATHROOM

2.95m x 2.59m (9'8" x 8'6")



A modern and recently updated family bathroom comprising panelled bath with electric shower, twin wash basins with cabinets beneath and WC with concealed cistern. Laminate wall panelling to part for ease of maintenance, chrome towel radiator, extractor fan, two double glazed windows with frosted glass.

OUTSIDE



The property is approached via a wide timber ranch style gate leading to a tarmac and brick edged driveway affording off road parking for up to three cars.

FRONT GARDEN

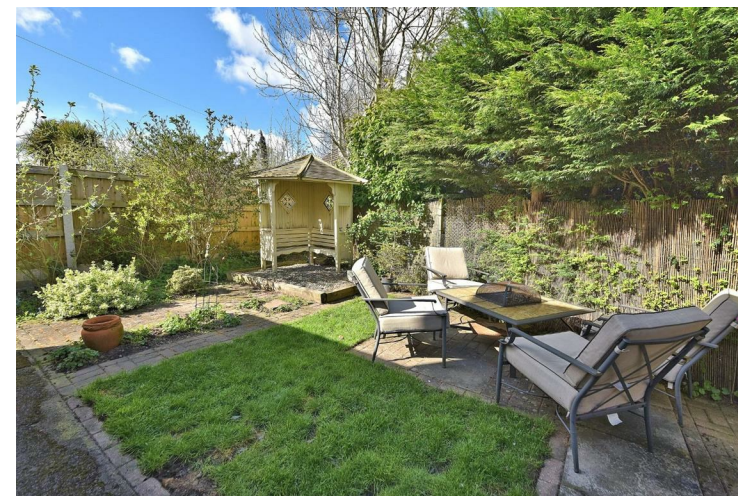
An attractive front lawned garden area with various established shrubs and bushes and low walling to the frontage. The garden also includes a pergola framed pleasant seating area with views across to the common opposite.

Access to the side of the property leads through to the rear garden.

REAR GARDEN



To the rear is a private part lawned and paved garden designed for ease of maintenance, outside light 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

GARDEN ROOM

3.45m x 1.96m (11'4" x 6'5")



UPVC double glazed French doors leading out to the adjoining decked patio with views across to the common, two further double glazed windows to the front and side aspects, coved ceiling, tiled floor, double panelled radiator.

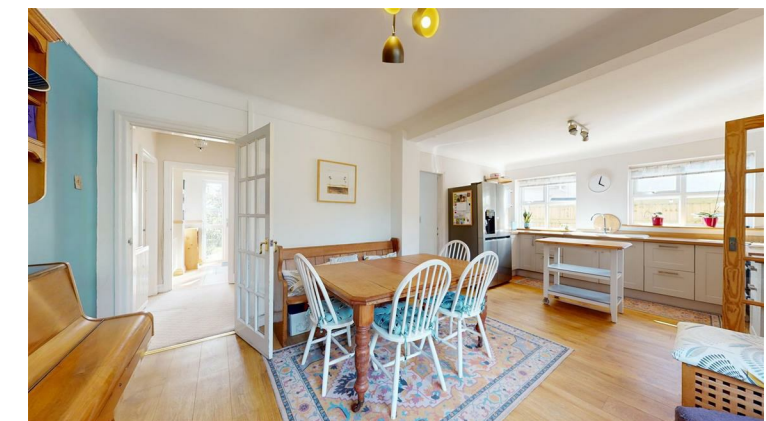


KITCHEN/DINING ROOM

6.27m x 3.61m (20'7" x 11'10")



A spacious open plan room with double glazed windows to the side gable and matching French doors to the rear providing access to the garden. The kitchen is fitted with a modern range of matte grey fronted base units with contrasting wood effect worktops with white enamelled style sink unit with preparation bowl and mixer tap. Matching wood effect upstands, range of integrated appliances comprising touch control ceramic hob with glass splashback and stainless steel cooker hood and electric double oven. Space for fridge/freezer, laminate flooring throughout, radiator. Glazed panelled internal door to utility room.





radiator, two double glazed windows, UPVC double glazed exterior door to the garden.

INNER HALLWAY

Laminate flooring.

BEDROOM FOUR

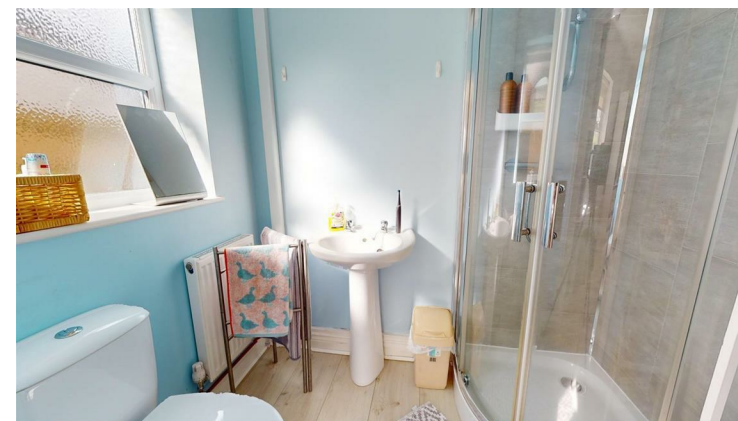
3.43m x 3.15m (11'3" x 10'4")



A versatile ground floor bedroom with double glazed window to the side gable and matching French doors to the front leading out onto a small timber decked covered area with views beyond over the common. Wide plank effect laminate flooring, radiator. Door to en suite.

EN SUITE

2.01m x 1.50m (6'7" x 4'11")



Fitted with a modern suite comprising corner shower cubicle with mains shower valve, pedestal wash basin and low flush WC. Continuation of the laminate flooring, radiator, extractor fan, double glazed window with frosted glass.



UTILITY ROOM

3.12m x 2.69m (10'3" x 8'10")



A large utility room fitted with a matching range of units to the kitchen comprising full height cupboards to one wall with shelving, Worcester gas fired central heating boiler. Wood effect worktops with inset sink unit with mixer tap, void and plumbing for washing machine and dishwasher. Space for fridge. Continuation of the laminate wood effect flooring,

FIRST FLOOR LANDING

Double glazed window to the front with views, radiator, access to loft via a timber ladder.

BEDROOM ONE

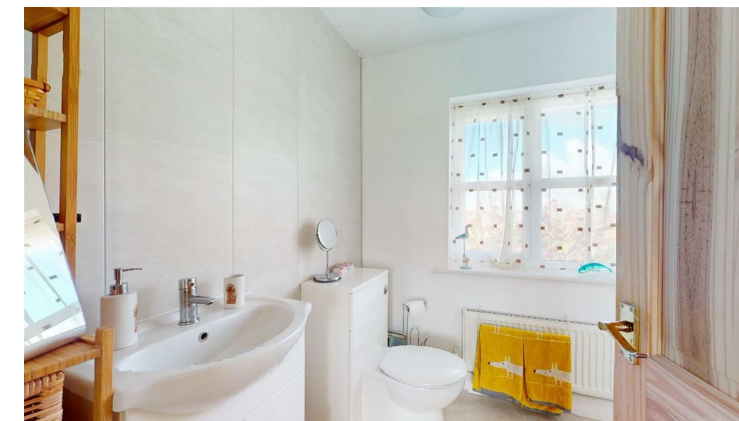
4.90m x 3.63m (16'1" x 11'11")



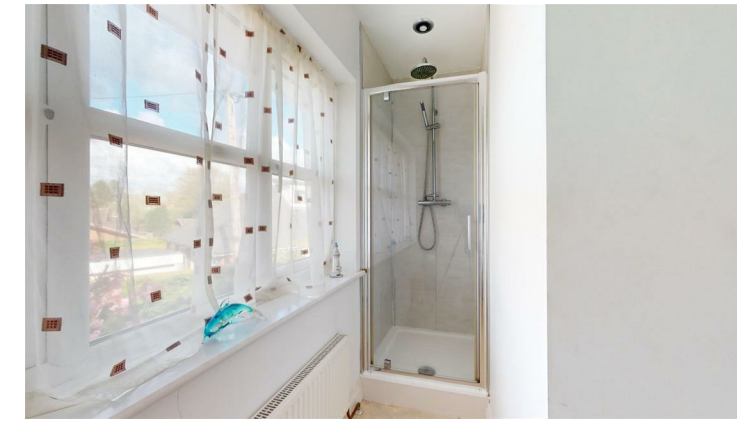
Double glazed window to the front with splendid views over the common across to Buckley town centre and distant hillside beyond including Moel Famau. Wall light points, radiator. Internal door to en suite.

EN SUITE

3.28m x 1.98m max overall (10'9" x 6'6" max overall)



A modern L shaped en suite shower room with laminate wall panelling to part for ease of maintenance comprising shower cubicle with glazed screen and mains shower valve with headset, vanity wash basin with cabinet beneath and WC with concealed cistern. Radiator, double glazed window.



BEDROOM TWO

4.67m x 3.15m (15'4" x 10'4")



Double glazed window to the rear, under eaves storage, radiator.

BEDROOM THREE

3.91m x 3.15m (12'10" x 10'4")



A double size room with double glazed dormer window to the front with far reaching views, under eaves storage, double panelled radiator, built in wardrobe.