



SASS & CO



Modern Semi Detached

Two Bedrooms

Fitted Kitchen

Off Street Parking

Low Maintenance Garden

Convenient Location



**Bryn Mawr,
£110,950**

PROPERTY DESCRIPTION:

****GRAB IT NOW!! - REDUCED FOR A QUICK SALE - NO ONWARD CHAIN****

Sass & Co are delighted to offer for sale, this two-bedroom semi-detached house situated on a popular development within the convenient and sought after town of Buckley. Buckley offers a wide range of shopping, schooling and leisure facilities along with good public transport links and easy access to the A55 expressway for commuters. The property is offered for sale with no onward chain and may appeal to first time buyers or investors alike. In brief, the property comprises: - Entrance porch, Lounge, modern fitted kitchen with built-in oven and hob, two double bedrooms and a family bathroom. Off road parking is provided at the front of the property along with access to the low maintenance rear garden with patio area.

GREAT FIRST TIME BUYER OR INVESTMENT PURCHASE

Upvc door with glazed inset opens into

ENTRANCE PORCH

Offering useful space for shoes and hooks for coats, internal door to

LOUNGE 17' 10" x 11' 8" (5.43m x 3.55m)

Good size bright room with dual aspect upvc windows to both front and side elevations, tv aerial point, radiator, stairs rising off to first floor and door through to,

KITCHEN 11' 6" x 8' 3" (3.50m x 2.51m)

Fitted with a range of base and wall units finished in light wood effect with complimentary work-surfaces and tiled splash-backs. Inset stainless steel single drainer sink unit with mixer tap over, built-in single electric oven with gas hob above, space and plumbing for washing machine and space for fridge-freezer. Recently installed wall mounted central heating boiler, radiator. Upvc window overlooking the rear garden, tiled flooring and upvc door with inset glazed panel opens onto the rear patio

FIRST FLOOR LANDING

A turned staircase leads to landing with loft hatch access and doors off to

BEDROOM ONE 11' 8" x 9' 2" (3.55m x 2.79m)

With upvc window overlooking the front, tv aerial point and radiator





BEDROOM TWO 11' 7" x 8' 5" (3.53m x 2.56m)

Having upvc window overlooking the rear garden, built-in storage cupboard and radiator

BATHROOM

Comprising of a three-piece white suite of panelled bath with electric shower over, rail and curtain, pedestal wash hand basin, low flush w.c., tiling to walls and flooring, built-in storage cupboard, radiator and upvc window to side elevation

REAR GARDEN

The rear garden offers a good size space having been gravelled for ease with concrete perimeter pathways and screen fencing to the boundaries.

OUTSIDE

The property is approached via a concrete pathway leading to the front door, the front garden has been gravelled providing off street parking, perimeter pathways to the side and wrought iron decorative gateway leading through to the rear garden

EPC RATING D

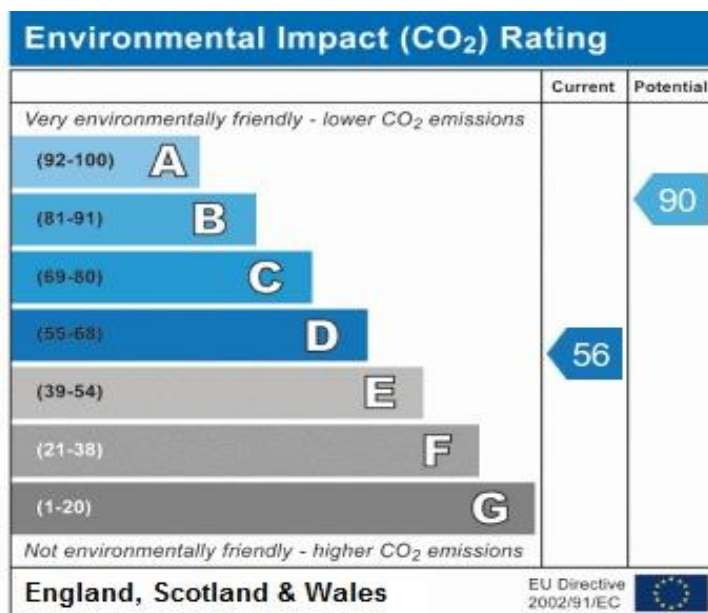
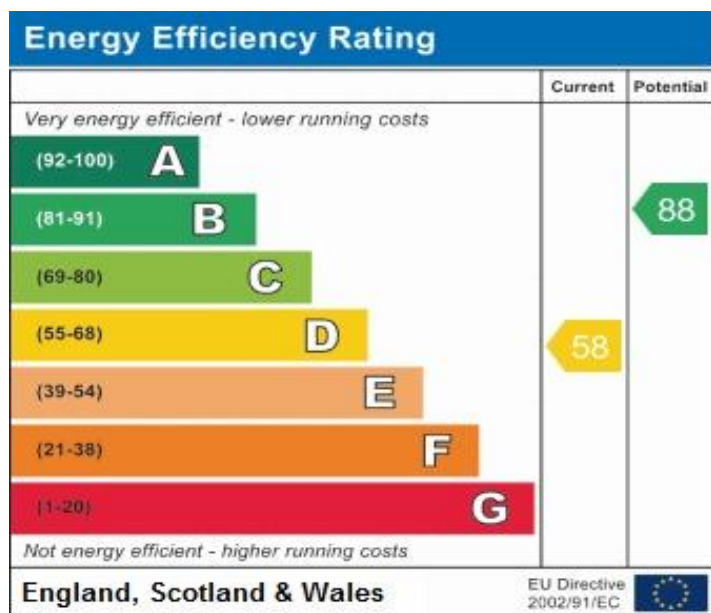
COUNCIL TAX BAND C

VIEWING ARRANGEMENTS

Strictly by appointment only. Please call **01352 876262** or **07809 243 242**.





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We've Got it Covered

IMPORTANT: We would like to inform prospective purchasers that these sale details have been prepared as a guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied on for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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