



**63 Linthorpe Road, Buckley, Flintshire,  
CH7 3HF**

**£215,000**

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**EPC - C69**

**Council Tax Band - E**

**Tenure - Freehold**

# Linthorpe Road, Buckley

## 3 Bedrooms - Bungalow - Detached

SOUGHT AFTER LOCATION - VIEWING RECOMMENDED - A spacious detached three bedroom bungalow conveniently located within this sought after location close to Buckley town centre. In brief the accommodation comprises of; Front porch, hallway, lounge, kitchen/dining room, three bedrooms and a bathroom. The property has the benefit of a gas fired central heating system and double glazing. Outside there are gardens to the front and rear, driveway offering parking for several vehicles and a garage. EPC - C69 Tenure Freehold. Council Tax Band-E



### Description

Offering generous living accommodation to include a modern kitchen, breakfast room, living room, shower room and three generous bedrooms.

Private gardens to the rear and a single garage .

### Accommodation

Double glazed UPVC panelled front door to entrance porch.

### Entrance Porch

Double glazed window, tiled floor and part glazed panelled interior door to reception hall.

### Entrance Hallway

With carpeted flooring, coved ceiling, radiator and panelled interior doors to all rooms.

### Living Room

15'1" x 14'11" (4.60 x 4.55)

With large picture double glazed window to the front elevation, coved ceiling, living flame gas fire and two panelled radiators.

### Kitchen/Breakfast Room

12'10" x 9'1" (3.91 x 2.77)

Spacious kitchen offering a range of fitted wall and base units, topped with complementary work surfaces, integrated electric hob, single drainer sink with mixer tap over, double oven/grill and extractor, integrated dishwasher and ample space for white goods and a small dining table, storage cupboard and side door giving access to the side of the property.

### Bedroom One

12'0" x 11'10" (3.66 x 3.61)

Principle bedroom with double glazed window overlooking the front of the property and panelled radiator.

### Bedroom Two

9'0" x 11'10" (2.74 x 3.61)

With uPVC glazed double doors with glazed side panels opening up onto the rear garden and panelled radiator.



### Bedroom Three

8'4" x 11'10" (2.54 x 3.61)

With uPVC window to the side elevation and radiator.

### Shower Room

Fitted with a three piece suite comprising low level w/c, pedestal wash basin, shower enclosure , fully tiled walls, heated towel rail, extractor fan, double glazed window to the rear.

### Garage

19'8" x 9'10" (5.99 x 3.00)

With a window to the rear and up and over metal door.

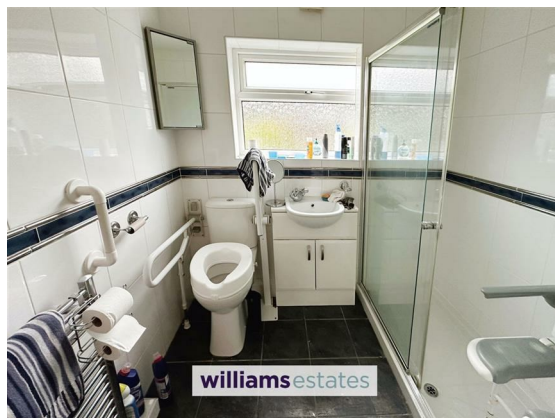
### Outside

The property is situated on a reasonable sized plot that is approached via a concrete driveway offering ample off road parking, single garage and front garden that is laid mostly to lawn and gravelled borders to the boundary.

The private, low maintenance rear garden benefits from a lawn, patio seating area borders with well-established shrubbery, trees and is bound by timber fencing.

### Directions

From the Agent's Mold office continue right down Chester Street to the roundabout turning right on to Chester Road. At the main roundabout take the second exit for Mynydd Isa and Buckley. Continue through Mynydd Isa and turn left onto Mill Lane. Follow this road and you will see a turning right onto Linthorpe Road whereupon the property will be located.





## Floor Plan

Total floor area 96.7 m<sup>2</sup> (1,041 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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