



**13 Grosvenor Drive, Buckley, Flintshire,  
CH7 3HP**

**£249,950**

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**EPC - C69 Council Tax Band - C Tenure - Freehold**

# Grosvenor Drive, Buckley

## 3 Bedrooms - House

A three bedroom semi-detached house situated in a convenient location, and providing well proportioned family accommodation. The property briefly comprises of a sitting room with dining area off, modern kitchen with pantry to the first floor there are three bedrooms and a shower room, further benefits are gas central heating and uPVC double glazing. Externally there are low maintenance gardens to the front and rear with a long driveway providing off road parking for several vehicles, and a detached garage.

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### Location

### Accommodation

uPVC Front door with part glazed side panel leading into :

### Entrance Hallway

Spacious entrance hall with under stairs storage, radiator and turned staircase leading to the first floor.

### Sitting Room through Dining Room

11'10" max (9'11" in) x 20'11" (3.63 max (3.03 min) x 6.38)

With large uPVC window overlooking the front elevation, marble fireplace with surround and raised hearth and living flame gas fire, opening into the dining area with radiator and uPVC windows to the rear.

### Kitchen

9'11" x 8'10" (3.03 x 2.7)

Recently installed with a modern kitchen comprising of coloured shaker wall, drawer and base units with granite effect worktops over and Acrylic splash backs with feature under counter lighting, integrated Neff oven and microwave and four ring electric hob with concealed extractor, open shelving. Chrome heated towel rail and Pantry with uPVC window and shelving.

### First Floor Landing

With uPVC window to the side elevation, loft hatch and doors off to :

### Bedroom One

12'0" x 10'4" (3.66 x 3.16)

Having large uPVC window overlooking the front of the property, fitted wardrobes.

### Bedroom Two

9'10" x 10'5" (3.02 x 3.18)

Having a uPVC window overlooking the rear garden, storage cupboard which houses the GloWorm combination boiler and a radiator.



### Bedroom Three

7'8" x 7'5" (2.34 x 2.27)

Having a uPVC window overlooking the front of the property, cupboard above the stairs providing additional storage and a radiator.

### Shower Room

7'7" x 6'10" (2.32 x 2.09)

Having walk-in double shower enclosure with PV panels and waterfall shower over, vanity wash hand basin with fully fitted units and drawer units, w.c with hidden cistern, frosted uPVC window to the rear, LED mirrored cabinet, PV panelling to the ceiling and graphite grey towel rail.

### Garage

With newly installed garage door, power and light.

### Outside

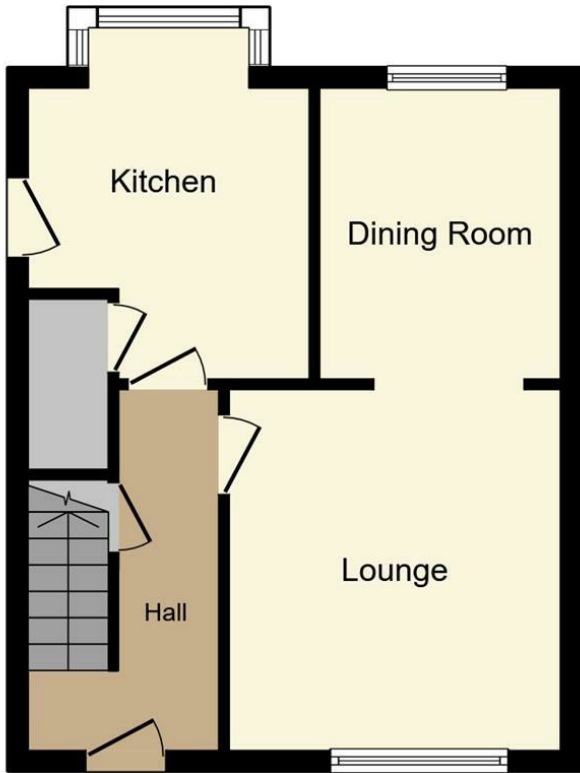
To the front of the property there is a paved driveway providing access to the detached garage and parking for several vehicles. Low level wall to the front and fencing to one side and decorative slate chippings to the other side with a small hedge to the centre boundary.

To the rear the garden is mostly decorative golden gravel, timber fencing to all sides and metal gate providing access to the driveway and garage.

### Directions

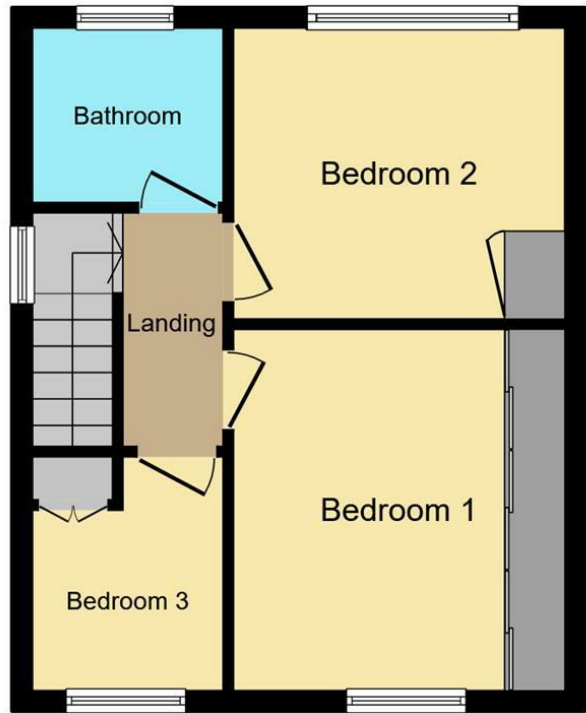
From our Mold office turn right and proceed to the roundabout and take the third exit onto Chester Rd/A541 and proceed to the Wylfa roundabout and take the 3rd exit onto Mold Rd/A549 continue for approximately 1.5 miles and turn left onto Mill Ln/B5127 then turn right onto Linthorpe Rd then right onto Grosvenor Drive.





### Ground Floor

Floor area 35.9 sq.m. (387 sq.ft.)



### First Floor

Floor area 35.0 sq.m. (377 sq.ft.)

**TOTAL: 70.9 sq.m. (763 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

#### 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	

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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.