



57 Forest Walk, Buckley, CH7 3AZ

£280,000



EPC - null

Council Tax Band - E

Tenure - Freehold

Forest Walk, Buckley

3 Bedrooms - House - Detached

An immaculately presented three bedroom detached family home, in a convenient and desirable location. The accommodation comprises of a reception hall, cloakroom, living room, kitchen, impressive garden room extension, first floor landing, three bedrooms and gardens to both the front and rear. The property also provides ample room for off-road parking and a composite decking space with a base for garden storage. Please note early exchange of contracts is required with delayed completion to February 2025.

Tenure: Freehold. Council Tax Band: E. EPC Rating: TBC.



Accommodation

A composite front door with leaded double glazed panel, opening into:

Reception Hall

Radiator, stairs leading off.

Cloakroom

Low flush W/C, wash basin, tile splash-back, radiator, double glazed window to the front elevation.

Living Room

Electric focal point fire, radiator, under-stairs storage cupboard, UPVC double glazed window to the front elevation.

Kitchen

Worktops with drawers and base units beneath, wall units over, integrated Samsung double oven, four ring gas hob with extractor hood above, single drainer sink with mixer tap, plumbing for washing machine, tiled flooring, column radiator, additional storage area, space for American style fridge freezer.

Garden Room Extension

Large double glazed lantern light above, Herringbone patterned oak flooring, exposed feature brick wall, low voltage down-lights, Anthracite grey column radiator, double glazed door to the side driveway, double glazed sliding door out to the rear composite decking area.

First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, cylinder cupboard with shelving units.

Bedroom One

Radiator, two UPVC double glazed windows to the front, additional storage cupboard.

Bedroom Two

Radiator, UPVC double glazed window to the rear.

Bedroom Three

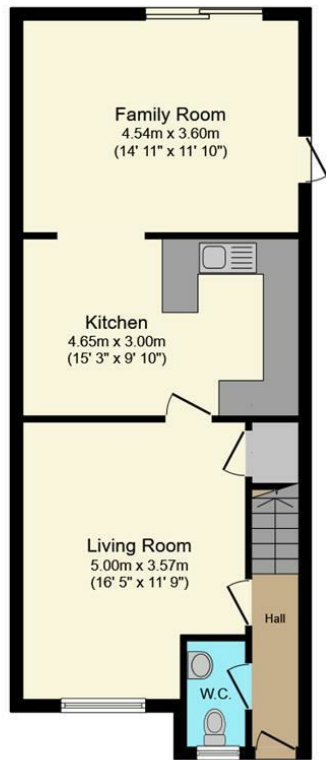
Built-in desk area with shelving, UPVC double glazed window to the rear, radiator.

Outside

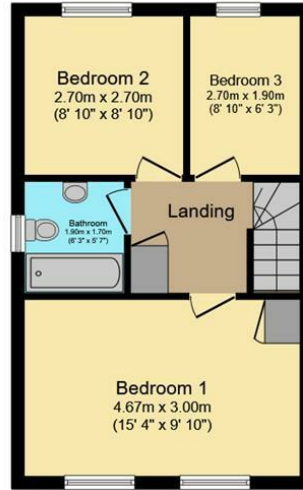


A long driveway to the side of the property, with additional garden space to the side. This could increase the width of the drive if needed. To the front there is a lawned garden area. To the rear of the property, has a larger than average space. This includes a grass lawn, a composite decking space and a base for garden storage. This rear garden is also bounded by high fencing.





Ground Floor
Floor area 55.2 sq.m. (594 sq.ft.)



First Floor
Floor area 36.4 sq.m. (392 sq.ft.)

TOTAL: 91.7 sq.m. (987 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) A		
(81-91) B		
(69-80) C		
(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	

Call us on
01352 372111

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.