



williams estates



williams estates



williams estates

## 6a Higher Common Close, Buckley, Flintshire, CH7 3PN

### £360,000

 3  2  2  C

EPC - C69

Council Tax Band - F

Tenure - Freehold

# Higher Common Close, Buckley

## 3 Bedrooms - Bungalow - Detached

**\*\* NO ONWARD CHAIN \*\*** Spacious detached bungalow in a private and quite cul de sac with extensive off street parking that would accommodate a number of vehicles, motorhome, caravan etc, subject to permissions if needed. The accommodation is offered with vacant possession and boasts two reception rooms, kitchen with breakfast area and good sized utility room off, three double bedrooms, master with ensuite and five piece shower room. Externally having a brick built garage and a large rear garden which is mainly laid to lawn with a selection of established hedge and shrubs.. Internal viewing is highly recommended to appreciate this property. Tenure: Freehold. Council Tax Band: F. EPC Rating 69 C.



### Accommodation

Covered open area with step leading to a hardwood double glazed door with double glazed panels adjacent leading into

### Entrance Vestibule

With quarry tiled floor, and hardwood door with feature coloured leaded glass with glazed panels to each side, leading into:

### Large Reception Hall

25'3" x 11'1" (7.7 x 3.4)

Spacious hall with coving, radiator, useful cloaks cupboard, two double doors opening into large storage cupboard with shelving and clothes rails.

### Living Room

14'11" x 12'1" (4.55 x 3.7)

With coving, living flame gas fire with feature surround on a raised hearth, radiator, double glazed bow window to the front elevation and arched double glazed window to the side elevation.

### Dining Room

11'9" x 9'10" (3.6 x 3)

With hardwood double doors with glazed panels, radiator, coved ceiling and double glazed window to the rear elevation.

### Kitchen

14'1" x 8'10" (4.3 x 2.7)

With worktops with drawer and base units beneath, wall units over, integrated double oven, four ring gas hob with extractor above, one and half single drain sink with mixer tap, integrated dishwasher, double radiator, space for dining table and double glazed windows to the side and rear elevation.



### Utility Room

8'10" x 6'10" (2.7 x 2.1)

With worktops with base unit beneath, tall standing larder unit, stainless steel sink, Worcester wall mounted gas central heating boiler, void for fridge and freezer, uPVC double glazed window and door to the side elevation.

### Bedroom One

12'3" x (3.73m x )

With double radiator, inbuilt wardrobe with sliding doors and double glazed window to the rear elevation.

### En Suite

With shower enclosure, wash basin, W.C, floor to ceiling tiling, radiator, tiled floor and double glazed window.

### Bedroom Two

13'1" x 9'10" (4.0 x 3.0)

With inbuilt wardrobe with sliding doors, radiator and double glazed window to the front elevation.

### Bedroom Three

11'11" x 10'2" (3.64 x 3.1)

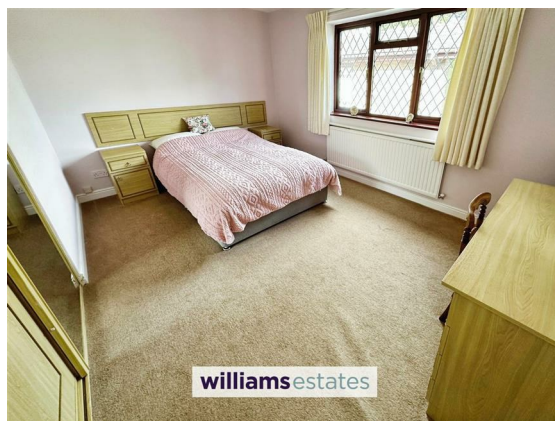
With radiator and double glazed window to the front elevation.

### Shower Room/W.C

With shower enclosure, further shower with shower screen, pedestal wash basin, bidet, floor to ceiling tiling, tiled floor, radiator and double glazed window to the rear.

### Outside

A long tarmac driveway provide off lane parking for several cars and includes a turning area. Brick built garage with up and over door with personal door and window to the side. Pathways surround the property. The side garden having a paved pathway. The rear garden is lawned with pathways, patio area, garden store and mature evergreen hedging.





TOTAL: 119.9 m<sup>2</sup> (1,291 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</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>		
Not energy efficient - higher running costs		
<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.