



17 Holmleigh Close, Buckley, CH7 3PQ

£265,000

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EPC - B83 Council Tax Band - E Tenure - Freehold

Holmleigh Close, Buckley

3 Bedrooms - House - Detached

****Viewing Highly Advised****

This immaculately presented detached family home is situated within a new Cul-De-Sac in Buckley and boasts; three good sized bedrooms, one with an en-suite, a modern family bathroom, large living room, open plan kitchen with dining area, downstairs W.C, private enclosed rear garden and a double driveway with ample off road parking. This property is within walking distance of the local amenities that Buckley offers, making it perfect for families.

Tenure: Freehold, EPC Rating:B83, Council Tax Band:E



Accommodation

This property is accessed via a composite front door, leading into the porch.

Porch

Having a radiator, lighting and door leading to the downstairs W.C.

W.C

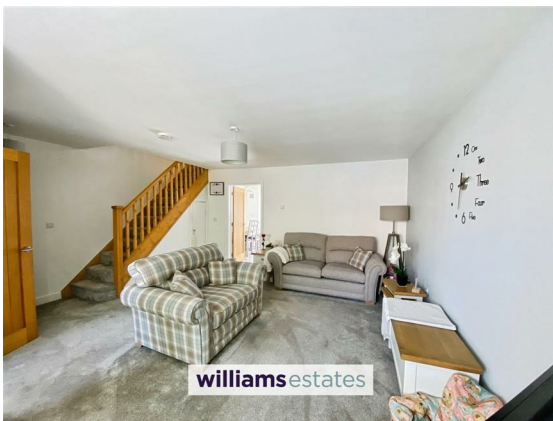
5'2" x 3'11" (1.6 x 1.2)

Having a radiator, uPVC obscure double glazed window to the front elevation, low flush W.C, lighting, hand wash basin with mixer taps over and vanity unit below.

Living Room

17'8" x 16'8" (5.4 x 5.1)

A spacious living room with uPVC double glazed window to the front elevation, radiators, power points, lighting, understairs storage and stairs leading up to the first floor landing.



Kitchen/Dining Room

16'8" x 10'9" (5.1 x 3.3)

A modern and open plan kitchen with dining area, having double glazed uPVC patio doors opening out onto the rear garden, uPVC double glazed window overlooking the rear, tiled flooring, radiator, power points, lighting, wall, drawer and base units with worktops over, 1 1/2 drainer sink with mixer tap over, void and plumbing for washing machine, integrated dishwasher, integrated lamona oven, space for freestanding fridge freezer, lamona electric hob with extractor fan over, television aerial point and space for a dining table.

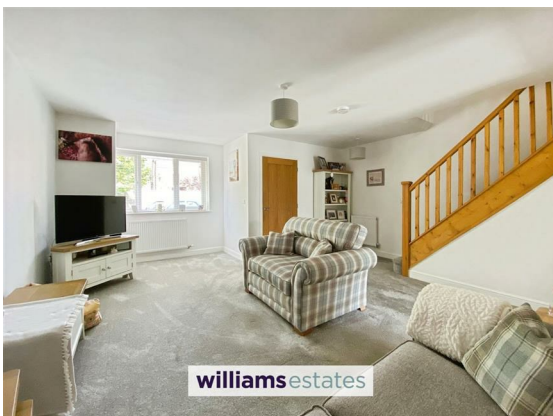
First Floor Landing

With stairs leading up, radiator, loft access hatch, doors off and an airing cupboard housing Worcester boiler.

Family Bathroom

6'6" x 6'2" (2.0 x 1.9)

A good sized family bathroom being fully tiled with, downlighting, extractor fan, obscure uPVC double glazed window to the rear, full length chrome heated towel rail, bathtub with mixer taps and hand held shower head over, hand wash basin with mixer taps over, low flush W.C.



Bedroom Two

10'5" x 9'10" (3.2 x 3.0)

A generous sized double bedroom with radiator, double glazed uPVC window to the rear elevation, power points and lighting.

Bedroom One

12'1" x 9'2" (3.7 x 2.8)

A large double bedroom with inbuilt wardrobes and drawers and desk with inbuilt mirror over, radiator, uPVC double glazed window to the front elevation and a door leading into the en-suite.

En-Suite

8'2" x 3'3" (2.5 x 1.0)

A modern style ensuite having, tiled flooring and partially tiled walls, low flush W.C, obscure double glazed window to the side elevation, chrome heated towel rail, pedestal hand wash basin with mixer taps over and decorative tiled splashback, shower enclosure with tiled walls, wall mounted shower with rainfall head, downlighting and an extractor fan.

Bedroom Three

7'10" x 7'2" (2.4 x 2.2)

Having, radiator, power points, lighting and a uPVC double glazed window to the front elevation.

Outside

To the front of the property is a good sized double driveway providing ample off road parking, a lawned front garden. To the rear is a private and enclosed rear garden, being mainly laid to lawn with a patio area perfect for alfresco dining, surrounded by raised flower beds and is bound by timber fencing, there is also a timber garden shed for storage and side access gate leading to the driveway.

Description

Holmleigh close is a quiet residential Cul-De-Sac in Buckley, just a short walk to the green and the town centre. This area is sought after for families as it is within walking distance from both the primary and secondary schools in Buckley. Buckley is just a short drive from the Market town of Mold and has good access to the A55 for commuters.

Directions

From our Mold office, head north-east on Chester St/A5119 towards Tyddyn St

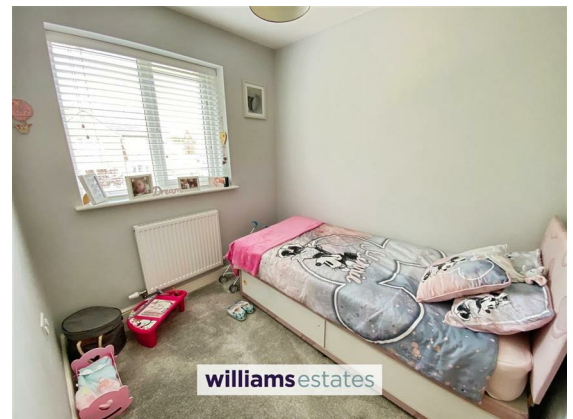
At the roundabout, take the 3rd exit onto Chester Rd/A541

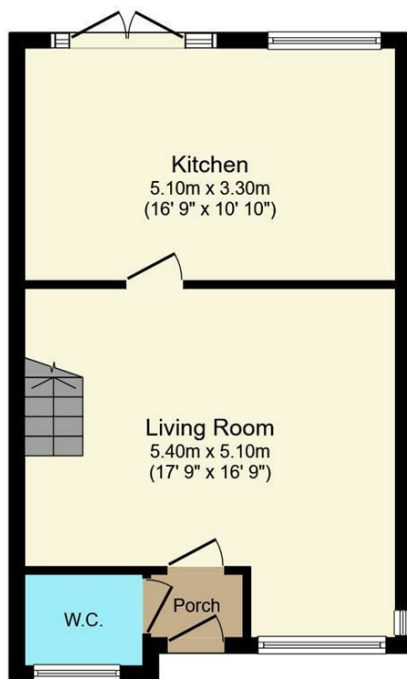
At Wylfa Roundabout, take the 1st exit onto Mold Byp/A494

At New Brighton Roundabout, take the 3rd exit onto A494

Turn right onto Alltami Rd

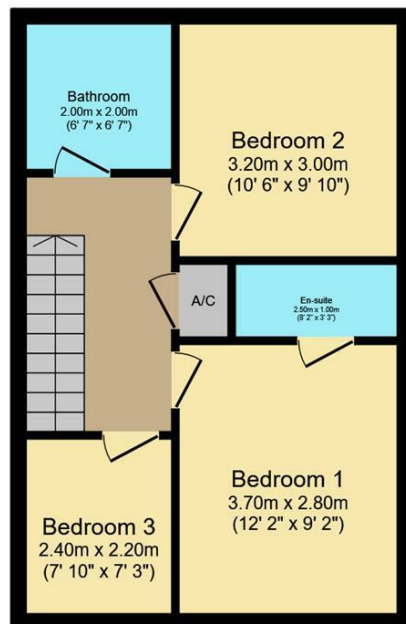
Turn right to stay on Holmleigh close and your destination will be on the left.





Ground Floor

Floor area 41.9 sq.m. (451 sq.ft.)



First Floor

Floor area 41.3 sq.m. (445 sq.ft.)

Total floor area: 83.2 sq.m. (896 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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