



12 Brickfields, Buckley, CH7 3BE

£180,000

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EPC - C74 Council Tax Band - C Tenure - Freehold

Brickfields, Buckley

2 Bedrooms - House - Semi-Detached

**** No Onward Chain ****

This charming two bedroom semi detached house is located in a sought-after area of Buckley, on a quiet Cul-de-Sac. Offering a blend of comfort and convenience, the property has been fully renovated. The house boasts a private garden, perfect for outdoor relaxation, and off-road parking for added convenience. Situated within close proximity to local amenities, schools, and transport links, it's an ideal home for small families or first-time buyers looking for a peaceful yet accessible location.

Council Tax Band - C Tenure - Freehold EPC Rating - C-74



Accommodation

This property is accessed via a modern composite front door leading into the kitchen.

Kitchen

A recently fitted modern kitchen with wall, drawer and base units, having worktops over, storage cupboard housing the Worcester boiler and the consumer units, wood effect laminate flooring, stainless steel sink with mixer taps, a uPVC double glazed window overlooking the front elevation, integrated fridge freezer, integrated washing machine, integrated Hotpoint oven with a four ring hob and extractor hood over, power points, down lighting and a large modern style radiator.

Living Room/Dining Room

20'11" x 11'1" (6.4 x 3.4)

A light and spacious open plan living and dining area with large modern radiators, power points, lighting, wood effect laminate flooring, understairs storage with power, lighting and radiator and a double glazed sliding double patio doors leading out onto the patio area of the rear garden.

Landing

With loft access and pull down ladder and lighting.

Bedroom One

11'9" x 9'2" (3.6 x 2.8)

A good size double bedroom with a uPVC double glazed window overlooking the rear garden, countryside and beyond, power points, lightning and a radiator.

Bedroom Two

9'10" x 6'2" (3 x 1.9)

With a uPVC double glazed window overlooking the front of the property, radiator, power points and lighting.



Bathroom

6'6" x 5'10" (2 x 1.8)

A recently fitted modern bathroom with bath, wall mounted shower with a hand held shower connection as well as a rainfall shower head, large chrome heated towel rail, low flush W.C, vanity unit with hand wash basin, with mixer taps, mirror with adjustable lighting and anti-fog feature, also opens up with storage behind, extractor fan, down lights, partially tiled walls, vinyl flooring and obscure uPVC double glazed window to the front.

Outside

To the front elevation there is a slate driveway for off street parking, with timber fencing to either side. A slate pathway leads to the rear garden, being generous in size with a recently laid porcelain patio area, perfect for al fresco dining and a large and spacious recently laid lawn.

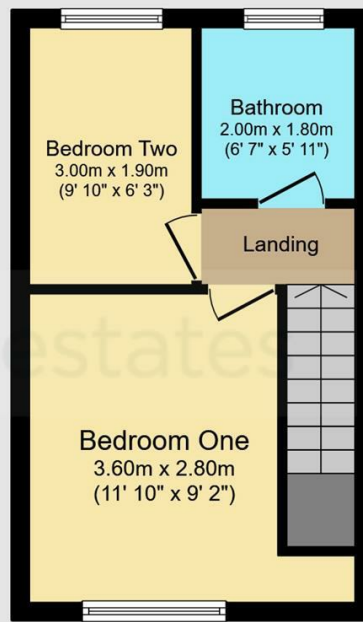
Directions

From our Mold Office, continue right and at the roundabout take the third exit and continue to the wylfa roundabout, take the exit for Buckley and continue on this road through Buckley until you reach the turning for Bannel Lane, Take a right and then take the second right onto Spon green, then turn immediately right onto Brickfields, the property will be located on your left.





Ground Floor
Floor area 25.5 sq.m. (274 sq.ft.)



First Floor
Floor area 25.5 sq.m. (274 sq.ft.)

Total floor area: 50.9 sq.m. (548 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	



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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