



Mount Pleasant Road

Drury, CH7 3ET

O.I.R.O £275,000



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Location

Drury is located close to Buckley town centre which offers a wide range of amenities to include, shops, schools for all age groups, public houses and transport along with recreational and sporting facilities. Buckley is located approximately two miles from the market town of Mold also offering a Local train station that provides links to the North and North West regions.

Accommodation Comprises

The property is approached via a dwarf boundary wall with opening. Leading to a tarmacked pathway with an easily maintainable garden either side consisting of decorative stones and shrubbery. To the left of the property there is a tarmacked driveway providing 'Off Road' Parking for a number of vehicles.

Composite door with decorative inset leads into:

Entrance Hallway

Providing access to all accommodation, two storage cupboards, picture rail, double panelled radiator, textured ceiling and tiled flooring.

Bedroom One

10'1" x 9'11" (3.07 x 3.02)

Benefitting from large built in wardrobes with mirrored sliding doors, fitted vanity unit/dressing table with three draws either side, double glazed window to the front elevation allowing plenty of light to pour into the room and double panelled radiator,

Bedroom Two

11'10" x 8'5" (including wardrobes) (3.61 x 2.57 (including wardrobes))

This double bedroom has a built in wardrobe, double glazed window to the front elevation and a double panelled radiator.

Bedroom Three

10'0" x 8'11" (3.05 x 2.72)

This versatile room is currently utilised as a dining room but could easily be reverted to a bedroom, with double glazed window to the side elevation, double panelled radiator and textured ceiling.

Stairs rise to the loft room:

Loft Room

13'3" x 10'7" (4.04 x 3.23)

Fitted with a range of wardrobes with mirror sliding doors providing ample storage with built in draws, double glazed window overlooking the rear garden, and wood effect laminate flooring throughout.

Family Bathroom

9'8" x 8'5" (2.95 x 2.57)

Fitted with a three piece suite comprising off 'P' shaped panelled bath with rain shower head over, concealed cistern low level flush W.C, wash hand basin set in vanity unit, recessed spotlights, heated towel rail, frosted double glazed window to the side elevation, tiled flooring and partially tiled walls.

Lounge

16'4" x 12'0" (4.98 x 3.66)

This light and airy room is a perfect place to relax in the evening looking out into the garden with french doors opening onto the rear garden, double glazed window to the side elevation, t.v aerial socket, electric fire set on a marble hearth with marble mantle surrounding and double panelled radiator.

Kitchen

16'0" x 9'10" (4.88 x 3.00)

Housing a range of modern grey wall and base units with complimentary wooden work surfaces over, one and a half composite sink with mixer tap, splashback tiling, built in eye level oven and microwave, void and plumbing for washing machine, built in fridge, with additional space to have a free standing fridge freezer, cupboard housing the boiler, tiled flooring, double panelled radiator and double glazed window overlooking the rear garden.

Outside

The front of the property is approached via a driveway providing 'Off Road' parking and a pathway leading to the front entrance. There is a low maintenance gravelled garden to the front with a range of shrubbery. The boundaries are defined by dwarf brick wall and hedges. Wooden gate leads to the rear garden which is mainly laid to lawn with a large patio area perfect for al fresco dining. The property benefits from a tiered garden with steps leading down to a further lawned garden area allowing a private area to relax and enjoy the sunshine.

Council Tax Band E

EPC Rating - C

Directions

To get to the property from our office at Reid and Roberts Mold you must first take A549 to Higher Common Road in Buckley then you want to head North-East on New Street A5119 towards Daniel Owen Precinct. At the roundabout, take the 3rd exit onto Chester Road. Then

Tel: 01352 700070

at Wylfa Roundabout, take the 3rd exit onto Mold Road. Turns left onto Mill Lane, and then turn right onto Higher Common Road. Drive along Drury Lane and then turn right onto Church Road. Turn left onto Drury Lane and Drive to Mount Pleasant Road take a Slight left at Buckley Heritage Trail before taking the final turn left onto Mount Pleasant Rd.

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars,

and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge with no obligation.

Opening Hours

Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm



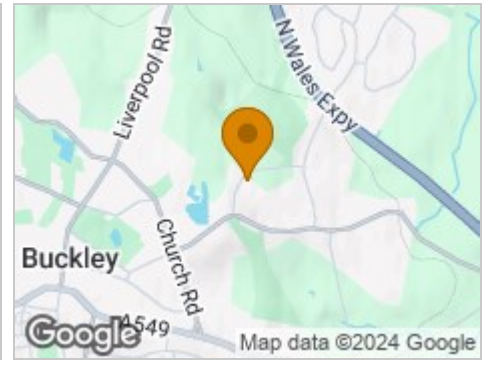
Road Map



Hybrid Map



Terrain Map



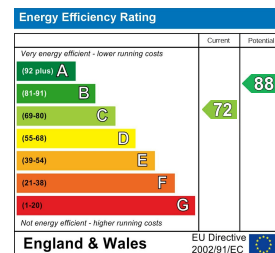
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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