



47 Muirfield Road

Buckley, CH7 2NN

O.I.R.O £250,000



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Entrance Hall

7'0 x 3'11 (2.13m x 1.19m)

A spacious entrance to the property offering ample storage space for shoes and coats. with tiled floor, coved ceiling, wall light point and door leading into:

Lounge/Dining Room

22'11 x 16'10 max (6.99m x 5.13m max)

A spacious 'L' shaped open plan lounge and dining room providing ample family entertaining space, with upvc double glazed windows to the front overlooking the garden, recessed fireplace with slate heard and wooden beam. coved ceiling, laminate wood effect flooring, television aerial point, dado rail and panelled radiators.

Inner Hallway

Laminate wood effect flooring, loft access point with pull down ladder which houses the combination boiler, built in storage and panelled radiator with cover.

Kitchen

9'10 x 9'2 (3.00m x 2.79m)

Housing a range of gloss wall and base units with complementary worktops over, inset sink with mixer tap over and splash back tiling. integrated appliances to include touch control ceramic hob and electric oven. Space for fridge freezer, plumbing for washing machine. Tiled flooring, double glazed window overlooking the garden and double glazed exterior door.

Master Bedroom

12'11 x 9'11 (3.94m x 3.02m)

Upvc double glazed window overlooking the rear garden, panelled radiator and ceiling light point.

Bedroom Two

12'7 x 9'3 (3.84m x 2.82m)

Upvc double glazed window overlooking the rear

garden, panelled radiator, laminate wood effect flooring and ceiling light point.

Bedroom Three

9'2 x 7'0 (2.79m x 2.13m)

Upvc double glazed window to the side elevation, laminate effect flooring, panelled radiator, and ceiling light point.

Shower Room

7'8 x 6'11 (2.34m x 2.11m)

Fitted with a three piece suite comprising low level flush w.c., wash hand basin with mixer tap over set in a vanity unit and large shower cubicle with sliding screen and over head electric shower with hand attachment. fully tiled walls chrome towel radiator, recessed lighting and Upvc double glazed frosted window.

Front Gardens

Bricked paved driveway to the front providing ample off road parking with access to the attached garage. Landscaped low maintenance garden to the front with decorative graveled areas to the center, shrubbery to the borders with low brick walling surrounding. Brick pathway extends across to the front. Outside security lighting and gated access to the side of the garage leads through to the rear garden.

Rear Gardens

A particular feature of the property is the generous sized fully enclosed garden which has been attractively landscaped with two paved patio areas perfect for al fresco dining. Large laid to lawn area to the center with shrubbery borders and timber panelled fencing to the boundaries. The garden also benefits from a large timber framed log cabin with power aid on, outside taps, security lighting and two aluminium framed greenhouses.

Garage

With up and over door, side door to the garden and double glazed window.

EPC Rating - D

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.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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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

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

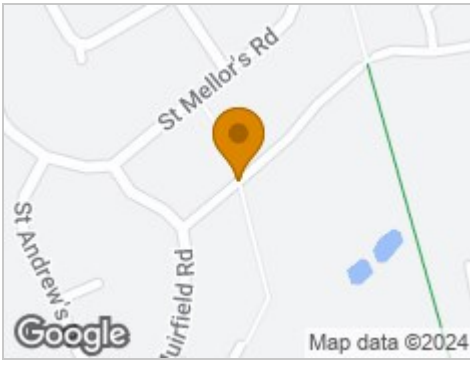
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Viewings

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.



Road Map



Hybrid Map



Terrain Map



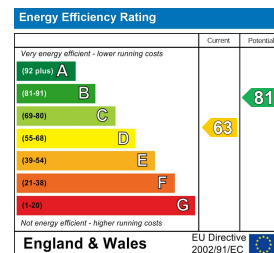
Floor Plan



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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