



## 8 Overton Close

Buckley, CH7 2AX

Offers Over £195,000



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## Accommodation Comprises

The property is approached via a tarmac providing 'Off Road' parking for a number of vehicles leading to the garage and the front entrance.

White Upvc door with decorative stained glass inset leads into:

### Reception Hallway

A spacious reception hallway offers a warm welcome to the property with step up leading to further hallway space, two storage cupboards fitted with hanging rails, wall mounted heating controls, wood panelled and coved ceiling, double panel radiator, phone point and wood effect laminate flooring.

### Second Reception Room

9'6" x 7'9" (2.919m x 2.365m)

The garage has been partly converted to add a versatile additional reception room but could easily be reverted back if required. Cupboard houses the 'Ideal' combination boiler and void and plumbing for tumble dryer. Double panel radiator with radiator cover and cupboard housing the electric fuse box.

### Kitchen

10'7" x 8'3" (3.250m x 2.540m )

Fitted with a Wren kitchen installed in May 2023 houses a range of wall, base and draw units with wood effect work surfaces over, stainless steel sink unit with matching drainer and mixer tap over, integrated appliances to include; electric oven with four ring gas hob above and extractor hood over, washing machine, floor standing fridge/freezer and dishwasher. Acrylic panelling splash back, wood effect vinyl flooring, textured ceiling and double glazed window to the front elevation.

### Lounge/Dining Room

19'2" x 11'0" (5.854m x 3.369m)

A sizeable reception room offering ample space for a living and dining area with double glazed window to the rear elevation and sliding patio door leading to the rear garden allowing an abundance of natural light to pour into the room. Feature coal effect gas fire with marble effect inset and hearth and wooden mantle over, wood effect laminate flooring, wall

and ceiling light points, T.V Aerial socket and double panel radiator.

### Stairs From Hallway Rise To

#### Landing

Offering access to all first floor accommodation.

#### Bedroom One

11'1" x 10'7" (3.389m x 3.229m)

A double bedroom fitted with feature MDF panelling, TV Aerial socket, double glazed window to the rear elevation and double panel radiator.

#### Bedroom Two

10'5" x 8'1" (3.182m x 2.488m )

Double bedroom with double glazed window to the front elevation, double panel radiator, TV Aerial socket and textured ceiling.

#### Bedroom Three

11'1" x 7'9" (3.388m x 2.363m)

Currently utilised as an office space but can also be used for an additional bedroom with double glazed window to the front elevation, double panel radiator and loft access point.

#### Family Bathroom

7'11" x 5'2" (2.434m x 1.591m)

Fitted with a modern three piece suite comprising of a panelled 'Jacuzzi' style bath with mixer tap and mains waterfall shower above, wash hand basin set in vanity unit and low level flush w.c. Heated towel rail, extractor fan, coved ceiling, vinyl flooring and frosted double glazed window to the front elevation.

#### Outside

The property is approached via tarmac driveway providing ample off road parking for a number of vehicles and leading to the garage with up and over door. There is a small gravelled garden area and driveway borders area well stocked with a variety of shrubs and bushes.

To the rear you are met with patio area creating a perfect space for outdoor seating and ideal for al fresco dining during

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the warmer months. This leads to a laid to lawn garden with fencing to the border for privacy.

### Council Tax - Band C

### 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

### Looking For 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

### 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

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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

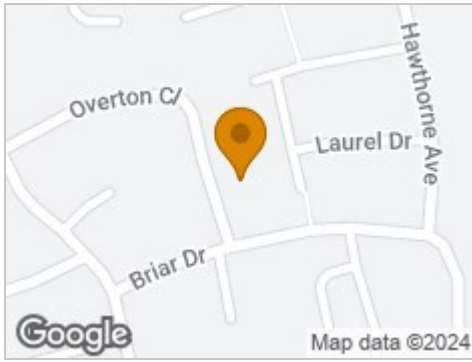
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### 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.



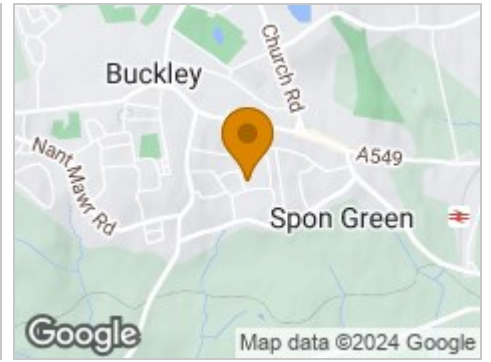
## Road Map



## Hybrid Map



## Terrain Map



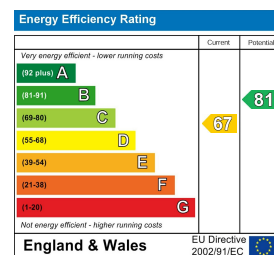
## Floor Plan



## 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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