



11 Victoria Road

Buckley, CH7 2HD

O.I.R.O £125,000



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Property Description

Reid and Roberts Estate and Letting Agents are thrilled to present this charming and character-filled two-bedroom mid-terrace, offering a blend of modern appeal and cosy comfort. Ideal for first-time buyers or savvy investors, this delightful home boasts a stylish front exterior and a warm, inviting interior that instantly feels like home. The charming front patio provides a perfect spot to relax and soak up the sunshine. Nestled in the heart of Buckley, the property is just a short stroll from the town centre, providing easy access to local amenities and transport links. *NO ONWARD CHAIN*

The property comprises: Spacious Lounge, Kitchen/Breakfast Room, Landing, Two Bedrooms and Bathroom. To the front of the property, you'll find a neat, paved patio area, which with the addition of a few plants and some outdoor furniture, could be transformed into a charming little space for relaxing or enjoying your morning coffee. This area also offers convenient access to the front door. At the rear, there is a practical pathway, providing easy access for bins and general upkeep. While compact, the outside spaces are low-maintenance and full of potential, perfect for those who prefer simplicity and ease.

Centrally situated, Buckley town centre boasts a diverse array of amenities, including shops, schools, pubs, and transport links, as well as recreational and sporting facilities. Residents enjoy the convenience of a local train station providing connections to the North and North West regions. Nestled within Flintshire, Buckley spans approximately 2 miles from Mold and seamlessly connects with the charming villages of Ewloe, Mynydd Isa, and Alltami.

Accommodation Comprises

Wooden fence with gate opening into paved patio area, courtesy light and composite door with double glazed frosted panels opens into:

Lounge

13'7" x 8'11" (4.16m x 2.72m)

Upon entering the property through a Upvc door with frosted inset windows, you're greeted by a bright and inviting space, enhanced by a UPVC window to the front elevation. The room features a stunning beamed ceiling and a charming wooden fireplace surround with decorative logs nestled in the inset, creating a cozy focal point. Additional highlights include stylish ceiling light fittings and wood-effect laminate flooring.

Wooden door with glass insets leads into:

Kitchen/Dining Room

13'7" x 8'11" (4.16m x 2.72m)

This kitchen is fitted with an array of sleek, high-gloss wall, base, and drawer units, complemented by wood-effect work surfaces. A stainless steel sink unit with a matching drainer and mixer tap sits beneath splashback tiling, space for electric oven with an extractor fan above, void and plumbing for a washing machine, and space for a freestanding fridge/freezer. The room also accommodates a dining area, ideal for family meals, and includes a wall-mounted combi boiler, a panelled radiator, and tiled flooring. A Upvc double-glazed window to the rear elevation and a Upvc door to the side elevation complete this family kitchen/dining area.

First Floor Accommodation

Landing

Providing access to all first floor accommodation.

Bedroom One

13'8" x 9'4" (4.17m x 2.85m)

The room features a Upvc double-glazed window at the front elevation, allowing for plenty of natural light. Wood-effect laminate flooring complemented by a panelled radiator and ceiling light.

Bedroom Two

8'11" x 6'11" (2.72m x 2.11m)

The second bedroom comprises of a Upvc double glazed window to the rear elevation, wood effect laminate flooring, panelled radiator and ceiling light point.

Bathroom

6'6" x 5'5" (1.99m x 1.66m)

A modern fitted family bathroom comprising of a panelled bath with taps over, wash hand basin, low flush w.c, Upvc double glazed frosted window to the rear elevation. feature wooden panelled walling, splashback tiling tiled flooring, panelled radiator and ceiling light point.

Outside

To the front of the property, you'll find a neat, paved patio area, which with the addition of a few plants and some outdoor furniture, could be transformed into a charming little space for relaxing or enjoying your morning coffee. This area also offers convenient access to the front door. At the rear, there is a practical pathway, providing easy access for bins and general upkeep. While compact, the outside spaces are low-maintenance and full of potential, perfect for those who prefer simplicity and ease.

Tel: 01352 700070

Council Tax Band - C

EPC Rating - C

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 Lauren Birch or Holly Peers 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 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.

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.



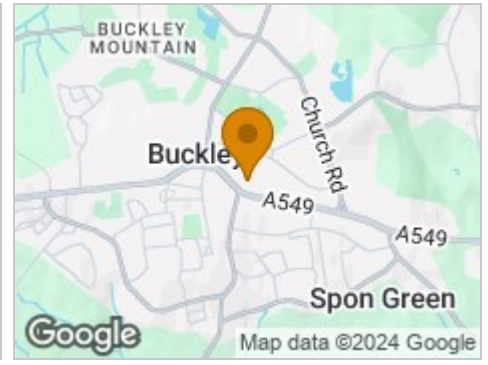
Road Map



Hybrid Map



Terrain Map



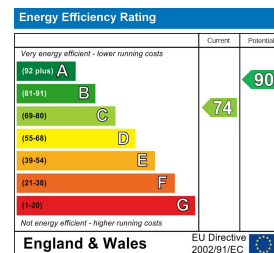
Floor Plan



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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