



## 2a Stanley Road

Buckley, CH7 2PF

Offers Over £180,000





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## Property Description

Reid & Roberts Estate and Letting Agents are delighted to introduce Stanley Road, a charming two bedroom semi detached property in the popular town of Buckley. Brimming with potential, this delightful home offers an ideal opportunity for first-time buyers looking to put their personal stamp on a property. With well-proportioned rooms and no onward chain, Stanley Road provides a perfect foundation for those seeking a comfortable starter home.

With its excellent potential and close proximity to local amenities, Stanley Road represents an outstanding opportunity for first-time buyers to acquire a property they can truly make their own.

The ground floor features a lounge and a separate dining room, each offering a welcoming space. The kitchen, while requiring some modernisation, provides ample room for improvement, allowing new owners to create a personalised cooking space. Upstairs, the property boasts two generously sized bedrooms, both filled with natural light, offering a warm and inviting ambiance. The layout is completed by a convenient, well-sized bathroom.

Externally, Stanley Road impresses with its good-sized rear garden, providing ample space for outdoor leisure, gardening, or even a future extension, subject to planning permission. This space is perfect for those who appreciate the outdoors, offering a private area to relax or entertain with friends and family.

## Accommodation Comprises

The property is approached via a paved pathway leading to the front entrance. The front garden is bounded by a brick built wall with a metal gate.

Upvc door with frosted inset glass.

## Lounge

11'7" x 10'8" (3.55m x 3.26m )

This inviting entrance greets you with a warm welcome into the lounge, featuring a Upvc bow window to the front elevation

that bathes the room in natural light. The room is enhanced by a striking feature recess fireplace with a wooden mantel above, adding a cosy focal point. A vertical radiator, textured ceiling and phone point completes the room's functional design.

## Dining Room

11'11" x 8'8" (3.65m x 2.65m)

Featuring a double-panelled radiator, complemented by stylish wood-effect laminate flooring and phone point. While the staircase leads gracefully to the first-floor accommodation, making this space both practical and welcoming.

## Kitchen

12'2" x 6'9" (3.73m x 2.07m )

Housing a range of wall and base units with complimentary worktops over, stainless steel sink unit with matching drainer and splashback tiles. Built in oven, Breakfast bar, void and plumbing for washing machine and dishwasher, tiled flooring, Upvc door leading to the rear garden, Double glazed window to the rear elevation, double panelled radiator and textured ceiling.

## First Floor Accommodation

### Landing

Galleried landing providing loft access and doors leading into all first floor accommodation.

### Bedroom One

11'3" x 8'3" (3.45m x 2.54m )

Upvc double glazed window to the front elevation, double panelled radiator and ceiling light point.

### Bedroom Two

12'6" x 7'1" (3.83m x 2.16m )

With Upvc double glazed window to the rear elevation, fitted with a range of wardrobes and cupboard housing the combi boiler and fitted shelving.

### Bathroom

7'1" x 6'2" (2.16m x 1.89m )

Fitted with a three piece suite comprising of a panelled bath with taps and electric shower over, wash hand basin, low

flush w.c. Tongue and groove fully tiled walls, vinyl flooring, panelled radiator and Upvc double glazed frosted window to the rear elevation.

#### Outside

The spacious garden offers incredible potential for those who love outdoor living. With plenty of room for al fresco dining it offers a perfect canvas to create a cosy outdoor retreat, the garden offers two tiers providing low maintenance gardening with artificial grass and a golden gravel patio area with feature stepping stones. Wooden fencing surrounds the border creating a private retreat.

#### EPC Rating -

#### Council Tax Band -

#### 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



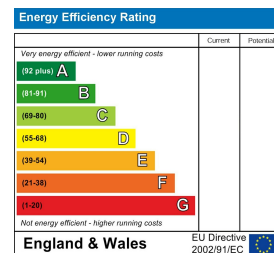
## Floor Plan



## 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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