



2 Butterley Drive, Buckley
Buckley


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£350,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

2 Butterley Drive

Buckley, Buckley

Council Tax band: F

Tenure: Freehold

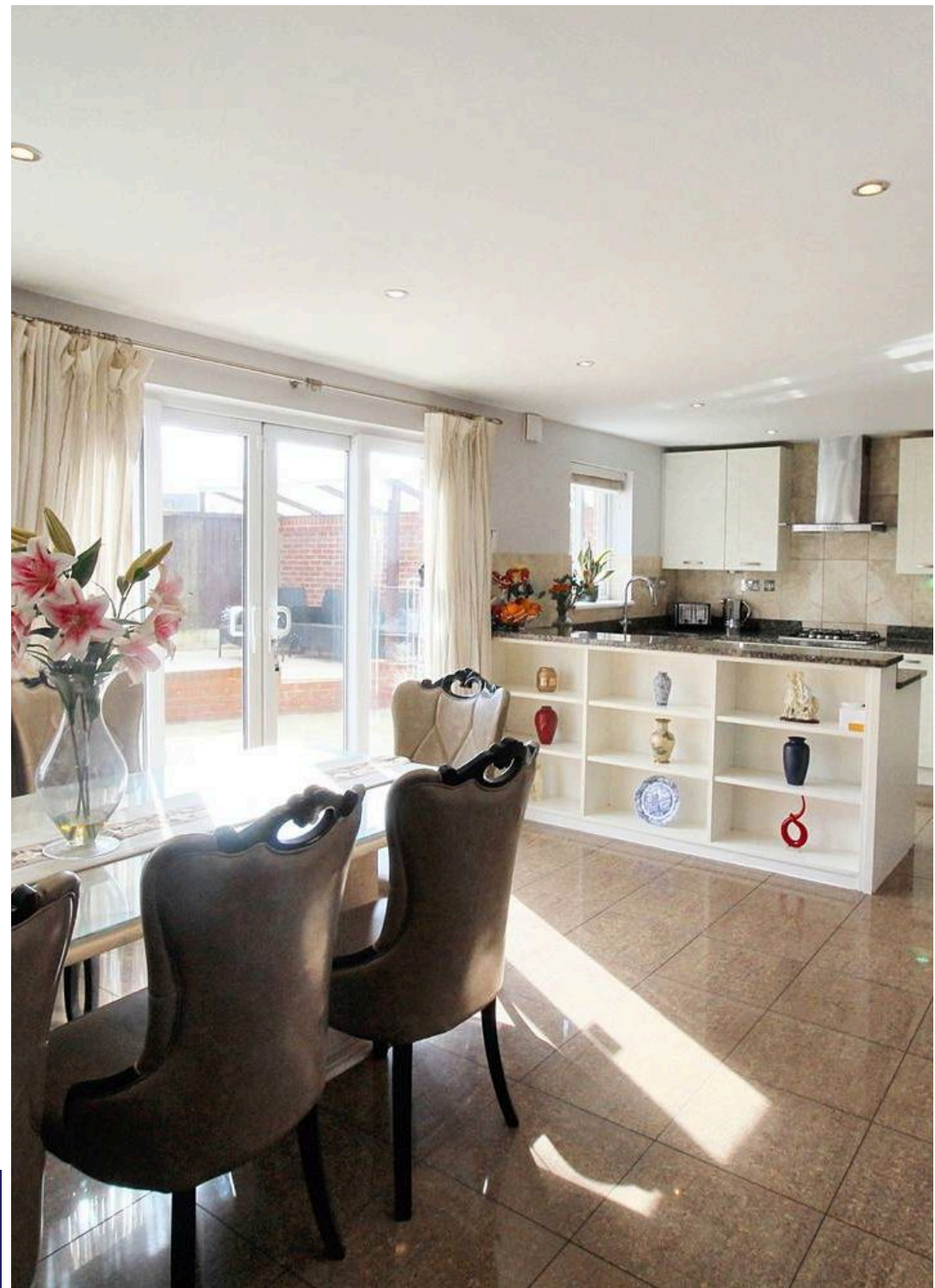
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 4 BEDROOMS
- DETACHED HOUSE
- DOUBLE DRIVEWAY WITH PARKING FOR CIRCA 6 VEHICLES
- DETACHED DOUBLE GARAGE/WORKSHOP
- 25FT KITCHEN/FAMILY ROOM
- LOW MAINTENANCE GARDENS
- LARGE CORNER PLOT
- EXCELLENT ACCESS TO CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- MODERN AND STYLISH BATHROOM AND ENSUITE


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Entrance Hallway

Tiled floor, doors to downstairs washroom, lounge and kitchen/family room, wall mounted radiator, stairs to the first floor

Toilet

5' 7" x 6' 0" (1.70m x 1.83m)

A modern suite comprising a wall mounted wash hand basin and close coupled WC, tiled floor, wall mounted radiator, obscure PVC double glazed window to the front

Lounge

17' 0" x 11' 8" (5.18m x 3.56m)

A large bright room with PVC double glazed box bay window to the front aspect, tiled floor, wall mounted radiator, wall mounted fire with marble hearth, backpiece and mantle

Kitchen/Family Room

25' 0" x 12' 0" (7.62m x 3.66m)

A fantastic open plan family space with tiled floor, PVC double glazed french doors opening to the rear garden and two PVC double glazed windows, wall mounted radiator. A modern fitted kitchen comprising wall, drawer and base units, granite worktops with sunken 1.5 bowl stainless steel sink unit with mixer tap and a instant hot water filter system fitted, integrated fridge freezer, integrated dishwasher, inset gas hob with extractor hood over with separate built in eye level oven with built in microwave over, door opening to the utility room

Utility Room

6' 7" x 6' 1" (2.01m x 1.85m)

Fitted wall and base units, granite worktop with sunken stainless steel sink unit with mixer tap, wall mounted combination boiler, tiled floor, obscure PVC double glazed door opening to the lean to storage area



Lean To

A large lean to space offering secure storage to the side with power points

First Floor Landing

Access to roof space, doors to bedrooms and bathroom, wall mounted radiator

Bedroom One

13' 8" x 11' 9" (4.17m x 3.58m)

PVC double glazed window to the front aspect, built in fitted wardrobes, wall mounted radiator, door to ensuite

Ensuite

8' 2" x 4' 4" (2.49m x 1.32m)

A modern suite comprising a shower cubical with power shower, close coupled WC and wall mounted wash hand basin, tiled floor, part tiled walls, wall mounted radiator, obscure PC double glazed window to the side

Bedroom Two

13' 8" x 9' 2" (4.17m x 2.79m)

PVC double glazed window to the front aspect, fitted wardrobes, wall mounted radiator

Bedroom Three

11' 1" x 9' 6" (3.38m x 2.90m)

PVC double glazed window to the rear, wall mounted radiator

Bedroom Four

9' 3" x 7' 5" (2.82m x 2.26m)

PVC double glazed window to the rear, wall mounted radiator



Family Bathroom

10' 6" x 8' 8" (3.20m x 2.64m)

A modern suite comprising a double walk in shower with power shower, wall mounted wash hand basin and close coupled WC, tiled walls and floor, wall mounted towel radiator, obscure PVC double glazed window to the side, storage cupboard





FRONT GARDEN

With an ornate pathway and established shrubs and trees surrounding with iron surround

REAR GARDEN

Laid to Indian paving this low maintenance garden is surrounded with large timber fencing allowing a private area to relax, a raised tiled area with sun canopy, outside tap and access to the detached garage/workshop and access to a lean to storage area

DOUBLE GARAGE

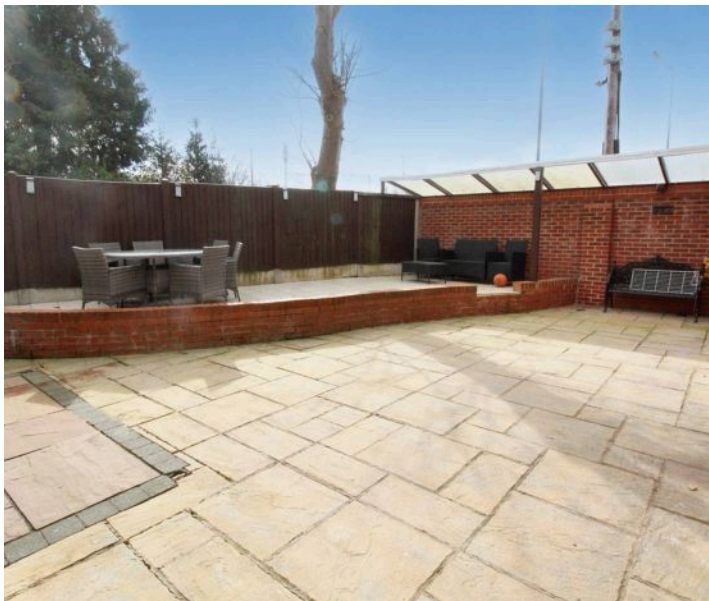
2 Parking Spaces

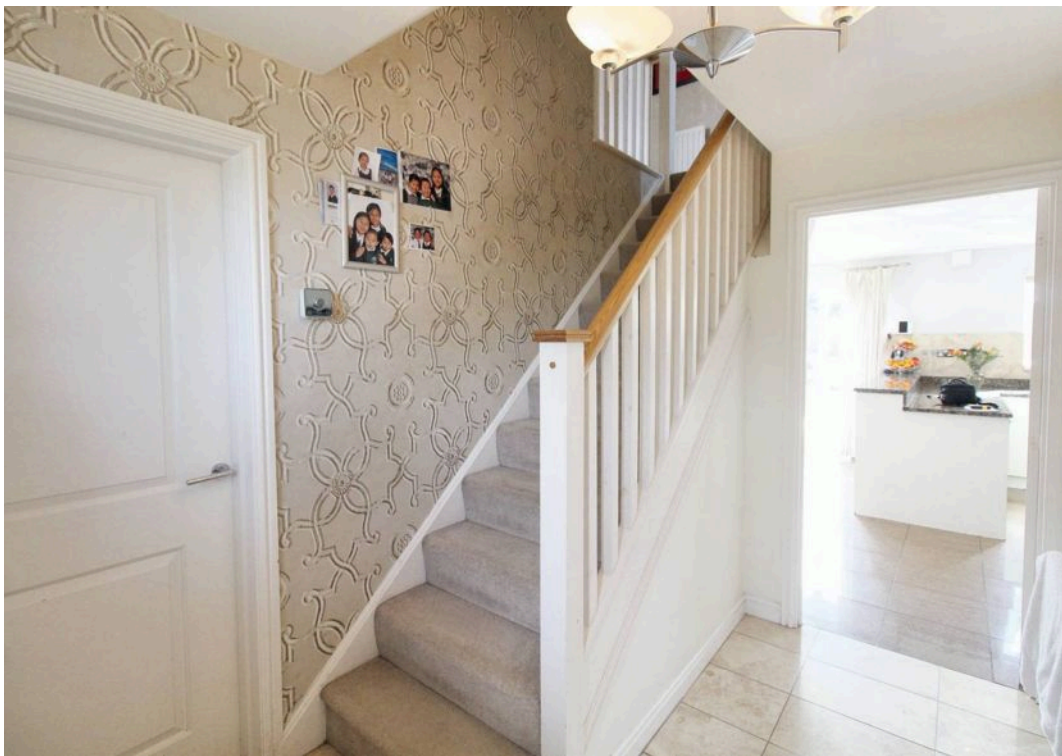
A spacious double garage spanning 17ft x 17ft currently utilised as a workshop with pedestrian access to the side, two PVC double glazed windows to the front and two PVC double glazed doors opening to the driveway, with power points and lights

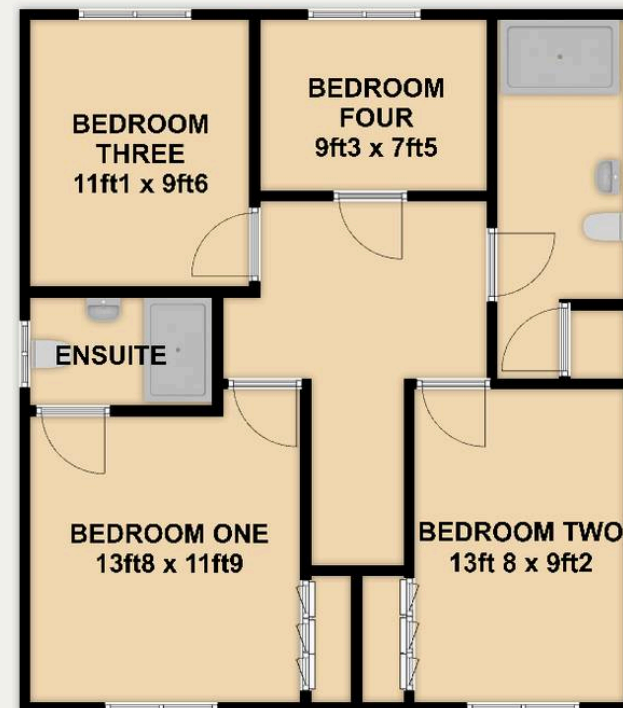
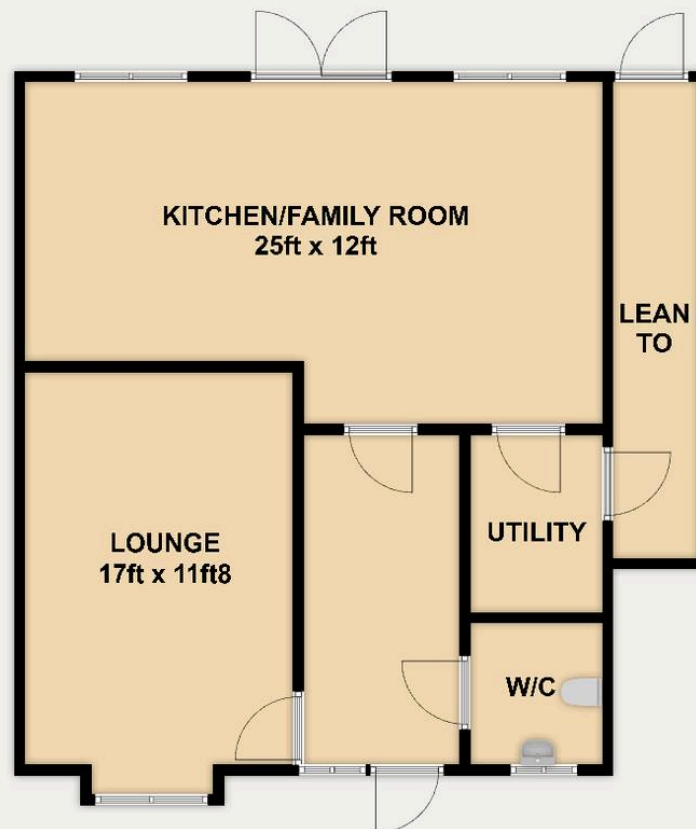
DRIVEWAY

6 Parking Spaces

A large driveway with off road parking for upto 6 vehicles









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To arrange a viewing please contact

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