

**Liverpool Road, Buckley**

**Asking price £365,000**



- FOUR BEDROOM DETACHED FORMER FARM HOUSE
- THREE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- RECENTLY FITTED KITCHEN/ BREAKFAST ROOM
- MASTER BEDROOM & ENSUITE
- OFF ROAD PARKING &



# Liverpool Road, Buckley

\*RECENTLY FITTED KITCHEN/ BREAKFAST ROOM \* \*MASTER BEDROOM WITH ENSUITE\* \*OFF ROAD PARKING WITH DOUBLE GARAGE\* \*CLOSE TO LOCAL AMENITIES\* \*VIEWINGS HIGHLY RECOMMENDED\*

Reid & Roberts Estate Agents are delighted to offer For Sale this Four Bedroom Detached Former Farmhouse. The property is situated on the edge of Buckley and is situated close to the local amenities of Buckley, Mynydd Isa and Ewloe Green which offers an easy access onto the A55 expressway. The property offers larger than average accommodation and is accessed via a lovely original front door which leads into a Reception Hall Way with doors off to: Three Reception rooms to include a Lounge which has Feature main Beam and Open Fire, a Sitting/Dining Room with Beamed Ceiling which leads to a Study Room with a Downstairs Shower Room. The recently fitted open plan Kitchen/Breakfast Room is to the rear of the property and is accessed via a rear porch.

To the first floor you will find a Feature Part Galleried larger than average Landing which has access into the Dual aspect Master Bedroom with fitted wardrobes and a modern en-suite,. You will find Three further good sized bedrooms and a Modern Family Bathroom which has a rolled top bath.

Outside the property is approached via a block paved driveway and the garden to the front has been landscaped with easy maintenance in mind having a driveway to the side providing off road parking for several vehicles and access into the double garage. A pathway leads around to the front of the property where you access the front entrance door and a gate leads to the rear garden which has a lawned garden to the rear with paved patio being bound by wooden fencing offering a more private aspect to the property. To the rear of the garage you will find a brick built work shop and the current owners have built a wooden pergola style seating area.

## Location

Buckley Town Centre offers a wide range of amenities of which include, shops, schools, public houses and transport along with recreational and sporting facilities. Buckley also offers a Local train station offering links to the North and North West regions. Buckley is a town and community of Flintshire and is approximately 2 miles from the town of Mold and is contiguous with the villages of Ewloe, Mynydd Isa and Alltami.

## Accommodation Comprises:

Feature original wooden door with decorative glass stained windows leading into:

### Reception Hallway

Stair case rising to the first floor accommodation, under stairs storage cupboard, re-fitted wood effect Herringbone style laminate flooring, fitted dado rail and a double panelled radiator.

Doors lead into:

### Lounge

4.88m x 4.88m (16'0" x 16'0")

Lovely sized room having a dual aspect with feature brick fireplace housing a solid fuel burner and back boiler forming part of the dual heating system, central beam, double glazed window to the front elevation, double panelled radiator, original beamed ceiling and single panelled radiator.

Double glazed patio doors opening onto the patio and garden area.

### Sitting/Dining Room

4.88m x 4.88m (16'0" x 16'0")

Another dual aspect room having double glazed windows to the front and rear elevations, Feature Inglenook fireplace with polished mantle over, original beamed ceiling, re-fitted wood effect Herringbone style laminate single panelled radiator.

### Study

3.12m x 2.69m (10'3" x 8'10")



## Liverpool Road, Buckley

Two double glazed window to the side and rear elevation, wood effect vinyl flooring and a single panelled radiator. A door leads into:

### Ground Floor Shower Room

Three piece suite comprises: fully tiled shower cubicle with electric shower attachment, low flush WC, pedestal sink unit with taps over, partially tiled walls, vinyl flooring, single panelled radiator and a double glazed frosted window.

### Kitchen/Breakfast Room

4.93m x 3.58m (16'2" x 11'9")

Re-fitted modern kitchen housing a range of wall and base units with oak fitted worktop and fitted Belfast sink, built in Belling Range Cooker having a double oven, grill and warming plate with six ring gas hob with further wok ring, belling extractor fan over. Ample work surface areas with tiled splash backs. Integral Dishwasher, Fridge Freezer, void and plumbing for washing machined, Central Oak top fitted breakfast Bar with fitted cupboards underneath and space for bar stools. Single panelled radiator with cover, textured ceiling with fitted spotlights, double glazed window to the side and rear elevation. Cupboard houses the Gas boiler and tiled flooring. A door leads into:

### Rear Porch

Tiled flooring, double glazed window to the rear elevation and a double glazed Upvc door leading into the garden.

### First Floor Accommodation

#### Part Galleried Landing

Larger than average Part Galleried Landing having a double glazed windows to the front and side elevations, single panelled radiator, fitted dado rail and a loft access point.

Doors into:

#### Bedroom One

4.88m x 4.37m (16'0" x 14'4")

Dual aspect room having a double glazed windows to the front and rear elevation, fitted with two double wardrobes to the eaves, double panelled radiator (which can be heated independently from

the open fire in the lounge)

Door leads into:

### Ensuite

Three piece suite comprises: fully tiled shower cubicle with shower attachment over, low flush WC, pedestal sink unit, partially tiled walls and a single panelled radiator.

### Bedroom Two

3.61m x 2.77m (11'10" x 9'1")

Double glazed window to the rear elevation and a single panelled radiator.

### Bedroom Three

4.93m x 2.21m (16'2" x 7'3")

Double glazed window to the front elevation and a single panelled radiator.

### Bedroom Four

4.93m x 2.24m (16'2" x 7'4")

Double glazed window to the side elevation and a single panelled radiator.

### Bathroom

Re-fitted Modern Suite comprises: a feature rolled top bath with claw feet, panelled bath with mixer tap and shower attachment over, low flush WC, pedestal sink unit, ceramic tiled walls and flooring, single panelled radiator and a double glazed frosted window.

### Outside

#### To The Front

The property is approached via gateway providing access to the front entrance and extends around the side of the property where you will find a large concrete driveway offering 'Off Road' parking to several vehicles and gains access into the double garage, landscaped garden to the front for easy maintenance with gravelled and decked established flower beds bounded by a brick built wall.

#### To The Rear

To the rear you will find a mainly laid to lawn garden, Paved patio area ideal for outdoor dining









## Liverpool Road, Buckley

or furniture, wooden fence panelling to all boundaries offering the garden a more private aspect and a further storage area with access to the front and side of the property. To the rear of the Double Garage you will find a wooden seating area.

### Council Tax Band F

### Directions

From the Agents Office in Mold continue down towards the roundabout to which Tesco is situated upon and take the third exit onto Chester Road, go to the next roundabout and take the third exit onto Mold road. Continue straight for 1.9 miles and then turn left onto Mill Lane, continue through the traffic lights onto Liverpool Road and the property will be found on the right hand side and can be made by way of our For Sale Board.

### 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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

### To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

### 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.

### Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### 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.

### Misrepresentation Act 1967

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.

### 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 Lisa Roberts to visit your property to give you an up to date market valuation FREE of charge with no obligation.

### Opening Hours

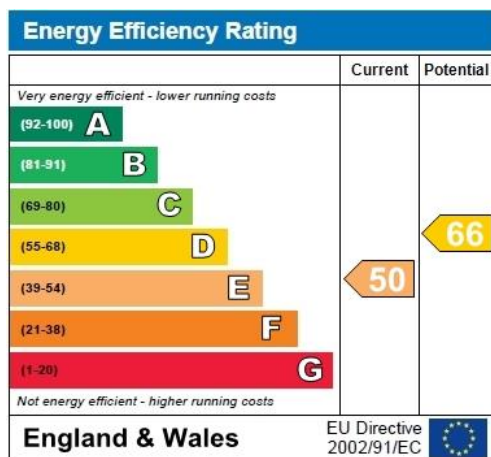
Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

PLEASE NOTE: WE OFFER APPOINTMENTS 7 DAYS A WEEK

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