



Burntwood Road | Buckley | CH7 3EL

£215,000

An extended & most spacious **FOUR** bedroom semi-detached family home. For sale with **NO ONWARD CHAIN**, this property in brief: Hall, large dual aspect living room, kitchen, integral garage, four bedrooms, study, bathroom, WC, good sized rear garden and driveway parking. Viewing highly recommended

Property Description

LOCATION

The small town of Buckley is set just over 10 miles to the west of Chester. Buckley itself has an array of shops, bars and restaurants. There is schooling for all ages and the larger towns of Wrexham and Mold are easily accessed by car.

HALL

Accessed via a composite front door and with a radiator, UPVC double glazed window and solid wood floor.

LOUNGE/DINER

19' 11" x 12' 10" (6.07m x 3.91m) A very spacious dual aspect reception with a superb timber floor. Electric fire with timber mantle. 2 radiators and UPVC double glazed windows to front and rear.

KITCHEN/BREAKFAST ROOM

14' 9" x 9' 9" (4.5m x 2.97m) max. With a range of fitted floor and wall units. Stainless steel sink unit. Oven, 4 ring gas hob with extractor over. Radiator, UPVC double glazed window and rear door.

LANDING

With loft access.

BEDROOM 1

11' 9" x 10' 1" (3.58m x 3.07m) With 2 built in cupboards. UPVC double glazed windows and radiator.

BEDROOM 2

12' 11" x 9' 0" (3.94m x 2.74m) Built in cupboard houses an Ideal combi boiler. Radiator and UPVC double glazed window.

BEDROOM 3

9' 11" x 6' 4" (3.02m x 1.93m) Radiator and UPVC double glazed window.



BEDROOM 4

10' 5" x 6' 5" (3.18m x 1.96m) Radiator and UPVC double glazed window.

BEDROOM 5/STUDY

7' 10" x 6' 5" (2.39m x 1.96m) Radiator and UPVC double glazed window.

BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m) With a white suite of a wash hand basin and paneled bath with shower attachment and screen. Frosted UPVC double glazed window. Tiled floor and tiled walls. Extractor fan.

WC

With WC, tiled floor and partly tiled walls. Frosted UPVC double glazed window.

GARAGE/STORE

19' 6" x 6' 8" (5.94m x 2.03m) Accessed either from a UPVC door at the rear or timber double doors to the front. Power and light. UPVC double glazed window within a built in cupboard at the rear.

OUTSIDE

To the front gates allow access to a brick paved drive and a neat lawn. To the rear is a large garden with a concrete patio area and steps leading down to a lawn, storage shed and further paved patio.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements