

Church Road, Buckley, Deeside, Flintshire, CH7 3JQ
Offers in excess £139,000 MS11153



DESCRIPTION: A spacious two bedroom mid terraced house needing some upgrading with a good size garden and 1.6 parking space to the rear. The accommodation briefly comprises:- large lounge/diner, fitted kitchen/breakfast room with split stable door to the side and rear, two bedrooms and bathroom with white suite and shower. Gas heating. Low maintenance frontage, Entry to the side and gardens to the rear.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton towards Queensferry and continue to the roundabout taking the fourth exit to join the by pass. leave the bypass sign posted Buckley and at the roundabout take the third exit for Buckley. Continue along Liverpool Road and after passing the Texaco garage at the next set of traffic lights turn left into Church Road and continue until passing the Horse and Jockey and the property will be seen on the left hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271

LOCATION: Situated a short distance from the Town centre and accessible to the A55 link Road and train station.

HEATING: Gas heating with radiators.

LOUNGE/DINER: 24' 1" x 10' 4" (7.34m x 3.15m) Radiator, open tread staircase, brickwork fireplace with inset electric log burner.



KITCHEN/DINER: 18' 6" x 8' 6" (5.64m x 2.59m) Radiator. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Complementary tiling to the splash back areas. Wall mounted gas boiler. Beamed ceiling. Stable door to the side.



STAIRS AND LANDING: Airing cupboard.

BEDROOM 1: 11' 8"(plus recess 3' 7" X 3' 1") x 10' 8" (3.56m x 3.25m) Radiator.



BEDROOM 2: 13' 30" x 6' 5" (4.72m x 1.96m) Radiator.



BATHROOM: Radiator, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



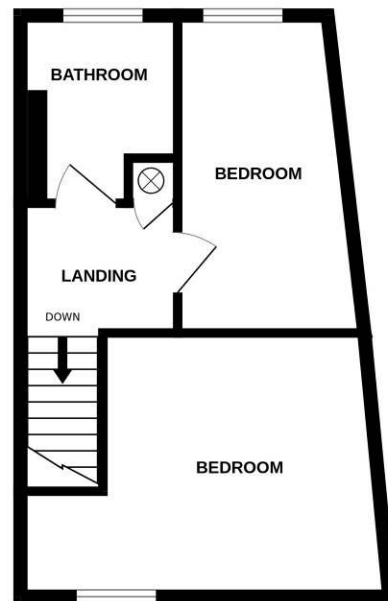
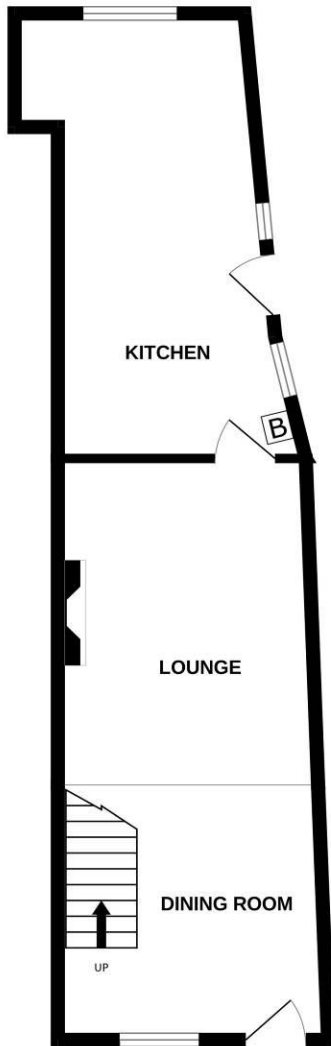
OUTSIDE: A single gate to the front with a low maintenance frontage. A gate provides access to the side and for adjoining properties. To the rear is a larger than average garden and outside tap. It would be an advantage to install a gate to the rear to make the parking more accessible as this can be found off Belmont Way.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey