



Floor 0 Building 1



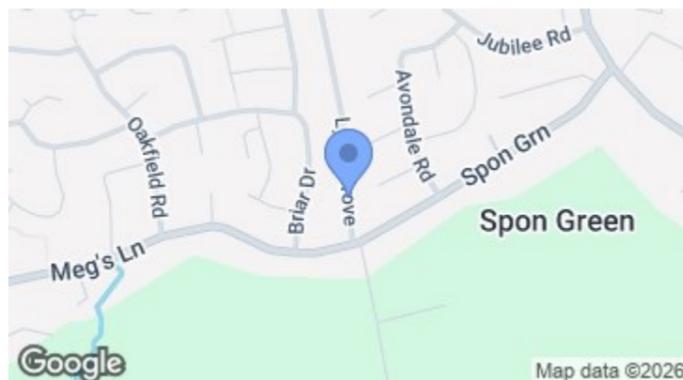
Floor 1 Building 1

Approximate total area⁽¹⁾
692 ft²
64.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



14 Lyme Grove
Buckley,
CH7 2AD

Offers In The Region Of
£190,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

FOR SALE WITH NO ONWARD CHAIN

Situated in a quiet residential area of Buckley, this well-presented home on Lyme Grove offers generous parking, practical living space and pleasant front-facing views. The property is approached via a private gated driveway providing parking for two vehicles, alongside a front garden bordered by brick edging and established shrubs. A uPVC door opens into a useful porch with black slate tiled flooring and double-glazed windows, ideal for coats and shoes. A further stained-glass door leads into the entrance hall, finished with new grey carpeting and giving access to the main living areas. The lounge is a comfortable, light-filled space featuring new grey carpet and a double-glazed window overlooking the front garden and surrounding views. To the rear is a spacious kitchen/diner fitted with an attractive sage green kitchen offering ample storage. Double-glazed windows overlook the rear garden, while sage green tiled splashbacks and grey wood-effect flooring complete the space. A freestanding oven and hob, plus a Russell Hobbs dishwasher, are included. A downstairs WC adds further convenience. Externally, the rear benefits from additional gated parking for two more vehicles, a rear yard, and steps leading up to a raised lawned area. A single metal garage with a tin roof provides useful storage. Upstairs are three bedrooms: a principal double with wood-effect flooring and front views; a generous single with rear outlook and boiler cupboard; and a single room with grey carpet and front-facing views. The bathroom comprises a WC, wash basin, radiator and electric shower cubicle with tiled walls and black tile-effect flooring. Well located for Buckley's amenities, schools and transport links, this property offers an excellent balance of space and practicality.



Location

Lyme Grove is situated within a quiet and established residential area of Buckley, offering a convenient setting for everyday living. The property is well placed for access to local shops, schools, and amenities, with Buckley town centre close by. Excellent transport links are available nearby, providing easy access to Mold, Chester, and surrounding areas, while the local countryside and walking routes are also within easy reach, making this an ideal location for those seeking a balance of town convenience and outdoor living.

External

The home is approached via a private gated driveway providing parking for two vehicles, with an additional front yard bordered by brick edging and mature bushes, creating a pleasant and welcoming first impression.

Entrance porch

1.16 x 1.40 m (39" x 47")



The entrance porch offers a warm welcome with a window

allowing natural light to filter in. A door leads into the hall with the living room directly to the left, creating a smooth transition into the heart of the home.

Living Room

3.92 x 3.98 m (12'10" x 13'0")



The living room is spacious and bright, featuring a large front-facing window that invites plenty of daylight. The neutral decor and carpeted floor make this a comfortable space to relax or entertain. The room also has a modern ceiling light fitting and a feature wall adding subtle character.

Kitchen

2.84 x 3.98 m (9'3" x 13'0")



The kitchen is well-proportioned with a practical layout, including plenty of base and wall units in a soft pastel shade. Dual windows provide good natural light, and there is space for freestanding appliances including an oven. The room benefits from a light floor covering and tiled splashbacks, making it a pleasant and functional cooking area.

WC

1.67 x 0.84 m (5'5" x 2'9")



The ground floor WC is compact yet practical, featuring a simple white suite. A small window provides ventilation and natural light, and the flooring is tiled for ease of cleaning.

Bedroom 1

3.93 x 3.00 m (12'10" x 9'9")



Bedroom 1 is a generous double room with ample space for bedroom furniture. It features a large window overlooking the front of the property and has a warm wooden floor. The neutral walls and ceiling light fitting create a bright and inviting space.

Bedroom 2

2.84 x 2.99 m (9'3" x 9'9")



Bedroom 2 is a well-sized room with a window looking out to the rear garden. It has a warm wooden floor and a simple ceiling light fitting, offering a versatile space suitable for use as a bedroom or study.

Bedroom 3

2.97 x 1.87 m (9'8" x 6'1")



Bedroom 3 is a smaller, cosy room featuring carpet flooring and a window that brings in natural light from the rear. This room could serve well as a nursery, guest bedroom, or home office.

Bathroom

1.69 x 1.86 m (5'6" x 6'1")

Fitted with an electric shower cubicle, WC, wash basin, and radiator. Finished with black tile-effect flooring and tiled walls with a subtle patterned detail.

Rear Garden

The rear garden is a low-maintenance, fully enclosed space, perfect for outdoor relaxation or entertaining. It features a paved patio area with raised flower beds adding greenery and colour. There is a shed/non-standard garage providing useful storage and the garden is bordered by wooden fencing for privacy.



Our photos might have been enhanced with the help of AI.

FLOOR PLANS - included for identification purposes only, not to scale.

DIRECTIONS

From the property, head towards Wynnstay Road and join the A494 towards Mold. Continue along the A494 before following Wrexham Road (B5444), then take the A5118 and Padeswood Road South into Buckley. Continue onto Lyme Grove, where the property will be found along the road.

TENURE

Understood to be freehold

COUNCIL TAX

Flintshire County Council- Band C

ANTI-MONEY LAUNDERING

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

AWARD WINNING LETTINGS SERVICES

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.