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INDEPENDENT ESTATE AGENTS



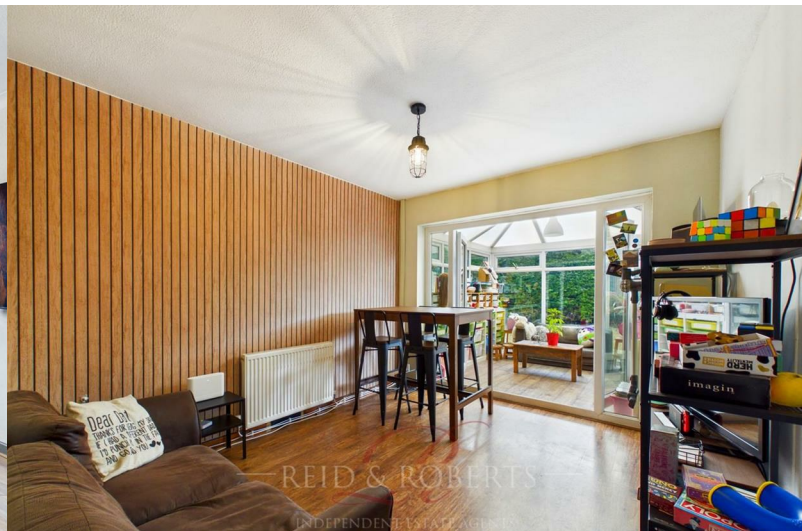
1 Hanmer Close

Buckley, CH7 2QL

Offers Over £230,000

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Accommodation Comprises

The property is approached via a tarmacadam driveway providing convenient off-road parking, with paved pathways leading towards the main entrance. A uPVC frosted glazed entrance door opens into the welcoming entrance hallway, while access is also provided towards the side of the property and converted garage.

Entrance Hallway

A welcoming entrance into the home, with stairs rising to the first floor and doors providing access to the lounge, kitchen, downstairs WC and dining room. The hallway benefits from a central ceiling light point, electrical sockets and useful under-stair storage.

Downstairs WC

A useful addition to any family home, fitted with a low-level flush WC and wash hand basin with mixer tap. Further features include tiled flooring, double panel radiator, central ceiling light point and a uPVC double glazed window to the side elevation, providing natural light and ventilation.

Lounge

A generously proportioned main reception room offering ample space for a large suite of furniture, making this a comfortable room for both relaxing and entertaining. A feature electric fire with decorative surround creates an attractive focal point, while electrical and media points provide space for television and entertainment equipment. The room enjoys excellent natural light courtesy of two uPVC double glazed windows, positioned to both the front and side elevations, enhancing the bright and spacious feel. Further features include a double panel radiator and central ceiling light point.

Kitchen

A modern and well-appointed kitchen fitted with a comprehensive range of wall, drawer and base units complemented by wood-effect work surfaces and contemporary tiled splashbacks. The kitchen incorporates an electric hob with extractor fan positioned above, plumbing and space for a washing machine and further space suitable for a good-sized fridge/freezer. Inset ceiling spotlights provide a contemporary finish, while the room also houses the property's boiler. A uPVC frosted glazed external door provides convenient access to the side of the property and rear garden.

Dining Room

A spacious and versatile dining room with ample room for a substantial family dining table alongside additional freestanding furniture, creating an excellent setting for family meals and entertaining. The room benefits from wood-effect laminate flooring, electrical sockets, a double panel radiator and central ceiling light point. A particular feature is the set of uPVC French doors opening directly into the conservatory, allowing the two spaces to connect beautifully and creating an excellent flow through the rear of the home.

Conservatory

A fantastic addition to the property, providing a bright and versatile additional reception space overlooking the private rear garden. Extensive uPVC glazing allows an abundance of natural light to fill the room, while wood-effect laminate flooring provides a practical finish. There is ample space for comfortable seating, making this an ideal family room, playroom or relaxing garden room. A further set of uPVC French doors opens directly onto the rear garden, providing a seamless connection between the indoor and outdoor living spaces.

First Floor Comprises

Landing

Stairs rise from the entrance hallway to a L-shaped landing, providing access to all three bedrooms and the family bathroom. The landing benefits from carpeted flooring, central ceiling light point, smoke alarm and electrical sockets, together with a useful built-in storage cupboard.

Principle Bedroom

An impressively spacious principal bedroom offering ample room for a double or larger bed alongside an extensive range of wardrobes, drawers and additional bedroom furniture. The room is particularly bright thanks to its dual-aspect arrangement, with two uPVC double glazed windows positioned to the front and side elevations allowing plenty of natural light into the space. Further features include a double panel radiator and central ceiling light point.

Bedroom Two

A well-proportioned second bedroom comfortably providing space for a double bed, wardrobe and additional bedroom furniture. A uPVC double glazed window to the front elevation provides natural light, while further features include a radiator, central ceiling light point and electrical sockets.

Bedroom Three

A versatile third bedroom, currently arranged as a single room but offering flexibility to suit the needs of the next owner. The room could make an ideal child's bedroom, guest room or additional home-working space, with potential to accommodate larger bedroom furniture depending on individual requirements. Features include a uPVC double glazed window to the front elevation, central ceiling light point and electrical sockets, including provision for a wall-mounted television.

Bathroom

A good sized family bathroom fitted with a three-piece suite comprising a low-level flush WC, wash hand basin with mixer tap and panelled bath with shower positioned above. The bath area benefits from tiled surrounds, with complementary part-tiled and painted walls elsewhere. A uPVC frosted double glazed window to the rear elevation provides natural light and ventilation. Further features include a double panel radiator, central ceiling light point and practical lino flooring.

External

Converted Garage

A particularly useful and versatile feature of the home is the garage, which has been cleverly adapted to provide two separate spaces whilst retaining practical garage storage. The front section remains as a traditional full-width garage, extending approximately three metres in length, ideal for storage and everyday use. To the rear, a section has been converted to provide an excellent dedicated work-from-home space. The room has been further enhanced by the addition of its own shower, low-level flush WC and wall-mounted corner wash hand basin with mixer tap, together with tiled flooring and lighting, considerably increasing the flexibility of the space. Perfect for those working remotely, the room could also

lend itself to use as a gym, hobby room, studio or additional recreational space, subject to any necessary consents and requirements.

Rear Garden
The property benefits from an attractive enclosed rear garden enjoying a good degree of privacy, with mature hedging forming part of the boundary and creating a pleasant outdoor setting. Immediately adjoining the property is a paved seating area, ideal for outdoor furniture, summer dining and entertaining. This leads onto a decorative slate section with established planted borders before opening onto a lawned garden. Offering a combination of low-maintenance seating areas and lawn, the garden is well suited to families, pets and those who enjoy spending time outdoors.

EPC Rating - D

Council Tax Band - D

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Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services
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Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.









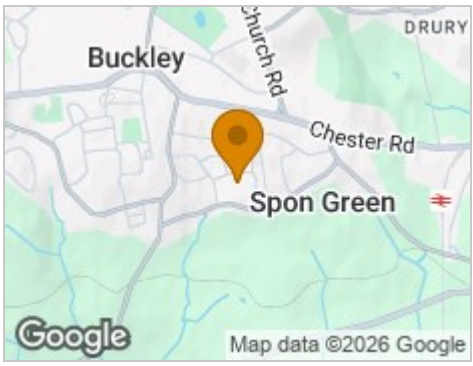
Road Map



Hybrid Map



Terrain Map



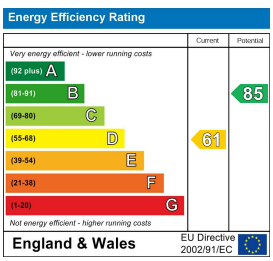
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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