



## 18 Megs Lane

Buckley, CH7 2AE

£210,000



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## Property Description

### Accommodation Comprises

The property is approached via a brick-paved driveway providing off-road parking for two to three vehicles.

### Entrance Porch

Entered via a UPVC front door with decorative frosted inset glazing featuring a stained-glass style rose design, the property opens into a spacious entrance porch offering ample room for coats, shoes and additional storage.

There is a UPVC window to the side elevation with top opener, a double panel radiator beneath, and a wooden door with frosted inset glass leading into the main hallway.

### Hallway

The welcoming hallway provides access to the ground floor accommodation and features a central ceiling light point and stairs rising to the first floor.

### Lounge / Dining Room

A generously sized open-plan lounge and dining area offering flexible living and entertaining space.

To the front elevation is a UPVC window with decorative leaded effect detailing and opening side panels, allowing plenty of natural light into the room. Features include a central ceiling light point, electric fireplace, and multiple power and media points.

The room opens into a dedicated dining area to the rear, where there is a further UPVC window with decorative detailing and side openers, a double panel radiator and an additional ceiling light point.

### Kitchen

The kitchen is fitted with a range of modern wall and base units and benefits from a practical layout.

Features include an inset hob with extractor hood over, plumbing for a washing machine or dishwasher, fully tiled walls, and a sink with mixer tap set into a marble-effect worktop with contrasting detailing. A UPVC window to the side elevation provides natural light.

### Utility

Leading on from the kitchen is a useful utility-style space featuring a stainless steel sink and a further UPVC window to the side elevation with top opener.

### Ground Floor Wet Room

Located to the rear of the property is a convenient ground floor wet room comprising a shower area, low-level WC, wash hand basin and heated towel rail.

There is also a UPVC window to the rear elevation with top opener, allowing for natural light and ventilation.

### First Floor Landing

Stairs rise from the hallway to the first floor landing, which provides access to all bedrooms and the family bathroom. There is also loft access available.

### Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and mixer tap, wash hand basin and low-level WC.

Additional features include a heated towel rail, ceiling spotlights and a UPVC frosted window to the rear elevation with top opener.

### Main Bedroom

A spacious main bedroom positioned to the rear of the property.

The room features a UPVC window with side openers, a single panel radiator, central ceiling light point and a useful recessed storage area.

### Bedroom Two

A well-proportioned double bedroom with a UPVC window to the front elevation featuring decorative leaded effect detailing and side openers.

The room also benefits from a central ceiling light point and multiple socket points.

### Bedroom Three

A further good-sized bedroom with a UPVC window to the front elevation with side opener, central ceiling light point and power sockets.

Ideal for use as a bedroom, nursery or home office.

### External

#### Rear Garden

To the rear of the property is a generously sized tiered garden offering an excellent amount of outdoor space.

Immediately from the property is a paved patio seating area, with steps leading to further levels of the garden. The outdoor space features a combination of artificial lawn, decorative slate sections and planted borders, creating a versatile and low-maintenance setting.

There is also a useful garden shed for additional storage.

**Council Tax Band - D**

**EPC Rating - C**

### Would you like to arrange a viewing?

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.

### 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 Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For 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 and Repayments

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

### Misrepresentation Act

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.

### Money Laundering

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

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.



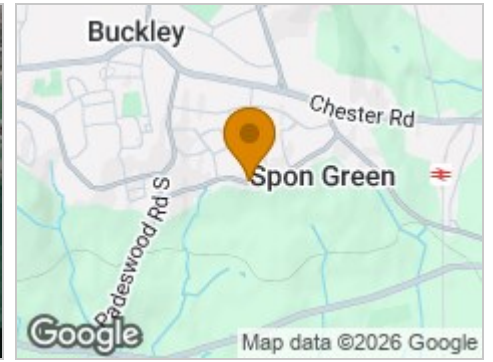
## Road Map



## Hybrid Map



## Terrain Map



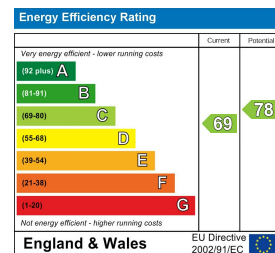
## Floor Plan



## 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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