



32 Well Street

Buckley, CH7 2PQ

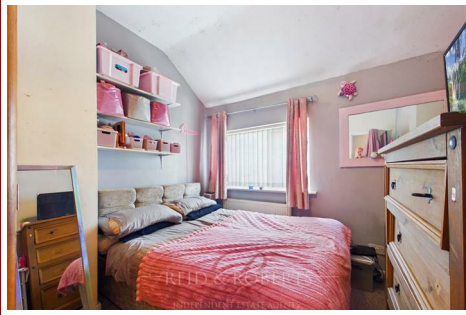
Offers Over £140,000



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Accommodation Comprises:

Lounge

A welcoming reception room featuring laminate flooring, a chimney breast with alcove, inset ceiling spotlights and a double panel radiator. A double glazed uPVC window overlooks the front elevation, allowing plenty of natural light into the room. The uPVC entrance door incorporates a frosted double glazed panel, while stairs rise to the first-floor accommodation. An internal door provides access to the kitchen.

Kitchen

Fitted with a range of wall and base units complemented by wood-effect work surfaces incorporating a stainless steel sink and drainer with mixer tap. The kitchen benefits from tiled splashbacks, a built-in electric oven and a four-ring electric hob.

There is plumbing and space for a washing machine, together with additional space for a tumble dryer and fridge freezer. Further features include tiled flooring, a double panel radiator, central ceiling light and a wall-mounted combination boiler. A uPVC rear door with frosted double glazed panels provides access outside.

First Floor Comprises

Landing

With loft hatch access, smoke alarm and doors leading to both bedrooms and the bathroom.

Principle Bedroom

A spacious principal double bedroom offering high ceilings and ample room for a range of freestanding bedroom furniture. The room includes a double glazed uPVC window overlooking the front elevation and a single panel radiator.

Bedroom Two

A well-proportioned single bedroom featuring a double glazed uPVC window overlooking the rear elevation, a single panel radiator and a television point. The room would be suitable as a child's bedroom, nursery, dressing room or home office.

Family Bathroom

A generous bathroom fitted with a white suite comprising a panelled bath with mixer tap and electric shower over, a low flush WC and a pedestal wash hand basin. The room also benefits from fully tiled walls, vinyl flooring, an extractor fan and a frosted double glazed UPVC window to the rear elevation.

External

Front Yard

To the front, the property is approached via a gated pathway leading directly to the entrance door. The front garden is designed for ease of maintenance, featuring a small paved frontage complemented by mature hedging which provides a degree of privacy from the street. The property enjoys an attractive traditional terraced frontage and is situated within an established residential location

Rear Garden

The property benefits from a low-maintenance, fully enclosed rear garden, thoughtfully designed to make the most of the outdoor space. A generous paved patio provides the perfect setting for outdoor seating, entertaining or al fresco dining, while a neat lawned area adds a touch of greenery. Timber fencing surrounds the garden, offering a good degree of privacy, and a timber garden shed provides useful outdoor storage. The garden enjoys a pleasant, easy-to-maintain layout, making it ideal for those seeking an attractive outdoor space without the upkeep of a larger garden.

EPC Rating - D

Council Tax Band - B

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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.

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Tel: 01352 700070

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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

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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

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

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



Road Map



Hybrid Map



Terrain Map



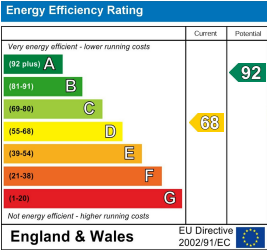
Floor Plan



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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