REID & ROBERTS

INDEPENDENT ESTATE AGENTS

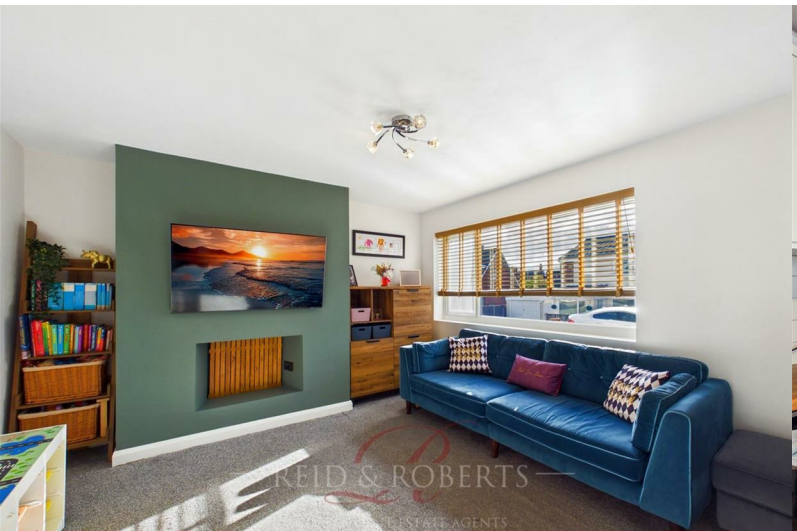


1 Delamere Avenue

Buckley, CH7 3BU

Offers Over £200,000

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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this beautifully presented three bedroom family home, occupying an enviable corner plot with generous gardens, versatile living accommodation and lovely views towards the surrounding rolling countryside. Offering a wonderful combination of comfort, practicality and charm, this delightful property is perfectly suited to first time buyers, young families or those seeking a home they can simply move straight into and enjoy.

Thoughtfully presented throughout, the property offers a warm and welcoming feel from the moment you step inside. The accommodation is both spacious and well arranged, comprising a generous lounge with an attractive decorative chimney breast recess, a separate dining room ideal for family mealtimes and entertaining, and a well appointed kitchen with direct access to the rear garden. Upstairs, three well proportioned bedrooms provide comfortable accommodation, with two enjoying lovely views towards the rolling hills, alongside a family bathroom.

One of the property's most appealing features is undoubtedly its generous corner plot, with gardens extending around the side and rear of the home. Offering an abundance of outdoor space, the gardens incorporate a substantial lawn, established hedging, a raised decked seating area and an attractive Indian stone patio, creating the perfect setting for summer entertaining, outdoor dining or simply watching the children play. Access to the garage adds further convenience.

Beautifully presented and ready to be enjoyed from day one, this charming home offers an exciting opportunity for buyers looking to take their first step onto the property ladder or families searching for somewhere to grow and create lasting memories. With its generous outdoor space, attractive countryside outlook and inviting interiors, this is a property that truly deserves to be viewed to appreciate everything it has to offer.

Accommodation Comprises

The property is approached via a wooden gate with a paved pathway leading to the front entrance.

A composite door opens into;

Entrance Hallway

The property is entered via a composite entrance door, opening into a welcoming hallway with a staircase rising to the first floor accommodation and a door leading through to the lounge.

Lounge

A generously proportioned and inviting reception room, offering ample space for a variety of furniture arrangements. A charming feature of the room is the recessed chimney breast, complete with decorative panelling, creating an attractive focal point and offering potential for further enhancement, subject to the necessary checks. A double glazed UPVC window with side opening overlooks the front elevation, allowing natural light to fill the room. Complete with a central ceiling light point and access through to the dining room.

Dining Room

A lovely additional reception space, ideally suited to both everyday family dining and entertaining guests. The room features attractive wood effect laminate flooring, a cottage style radiator and a central ceiling light point. A double glazed UPVC window overlooks the rear elevation, whilst a connecting door provides access to the kitchen.

Kitchen

Fitted with a range of wall and base units, complemented by wood effect work surfaces, providing practical storage and preparation space. Integrated appliances include an oven and electric hob with an extractor hood above, alongside allocated space for a fridge freezer and plumbing for both a washing machine and dishwasher. The attractive wood effect laminate flooring continues through from the dining room, creating a sense of flow between the two spaces. Additional features include a wall mounted radiator, central ceiling light points and a double glazed UPVC window overlooking the rear garden. A UPVC external door provides direct access to the patio and garden beyond.

Stairs From Hallway Rise To

Landing

Stairs rise to an L shaped landing, providing access to all three bedrooms and the family bathroom. The landing benefits from a double panelled radiator, dado rail, double glazed UPVC window to the side elevation, ceiling light point and loft access. A useful built in storage cupboard provides additional household storage.

Bedroom One

A well proportioned double bedroom offering ample space for a double bed and accompanying bedroom furniture. A double glazed UPVC window with side opening overlooks the rear elevation, allowing natural light into the room. Additional features include a double panelled radiator and central ceiling light point.

Bedroom Two

Bedroom Three

Family Bathroom

Outside

Garage

EPC Rating - C

Council Tax Band - 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

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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
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



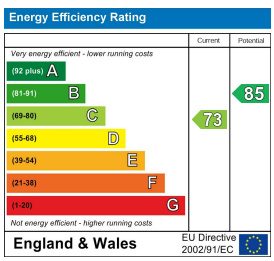
Floor Plan



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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