



Forest Walk | | Buckley | CH7 3AZ

Offers in the region of £240,000



ROSE RESIDENTIAL

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Situated on a favourable plot, this beautifully presented three-bedroom semi-detached home offers a superb blend of style and practicality, ideal for modern family living. The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, a contemporary kitchen with integrated appliances and space for dining, and a relaxing conservatory overlooking the rear garden. To the first floor are three bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Externally, the property truly stands out, featuring a lawned front garden with a generous driveway to the side providing ample off-road parking. The rear garden offers a fantastic outdoor space with a generous lawn, decked seating area, paved patio, and well-maintained borders, perfect for both relaxing and entertaining. There is also an additional area suitable for outdoor cooking, along with a large storage shed.

Entrance & Hallway

A part glazed front door opens into the entrance hall, featuring stairs leading off to the first floor and a door through to the lounge.

Lounge

12'0" (max) x 15'3" (max) (3.67m (max) x 4.67m (max))

An attractive and welcoming reception room featuring a front facing UPVC double glazed window, a contemporary media wall incorporating space for a TV and electric effect log burner, herringbone LVT flooring, and a further door leading to the kitchen.





Kitchen

12'2" x 9'3" (3.72m x 2.84m)

This impressive room spans the rear of the property, offering a versatile and spacious area ideal for both kitchen and dining. The kitchen is fitted with a range of matching base and wall-mounted units, complemented by tiled splashbacks. There is space for an upright fridge/freezer, and an inset single bowl sink with drainer positioned beneath a rear-facing UPVC double glazed window. A wall-mounted cupboard discreetly houses the Worcester boiler, while integrated appliances include a washing machine, electric oven with gas hob and extractor above. From the dining area there is an under stairs storage cupboard and sliding doors lead through to the conservatory.

Conservatory

12'9" x 8'9" (3.89m x 2.69m)

Overlooking the garden, this bright conservatory with half brick and UPVC double glazed construction, completed with a polycarbonate roof, makes an ideal second reception area. There are side facing double doors which open out onto the patio area, radiator and tiled flooring.

Stairs & Landing

Carpeted stairs rise from the hallway to the first floor landing where you will find doors leading off to all bedrooms and the bathroom. There is also a loft hatch and storage cupboard.

Bedroom One

11'8" x 9'0" (3.57m x 2.75m)

A spacious double bedroom with front facing UPVC double glazed window, radiator and fitted carpet. A further internal doors opens into the en-suite shower room.

En-Suite Shower

Fitted a modern three piece suite comprising a wash hand basin, low level WC and shower enclosure with mains fed shower. The room is fully tiled with a side facing UPVC double glazed window with privacy glass and chrome heated towel rail.

Bedroom Two

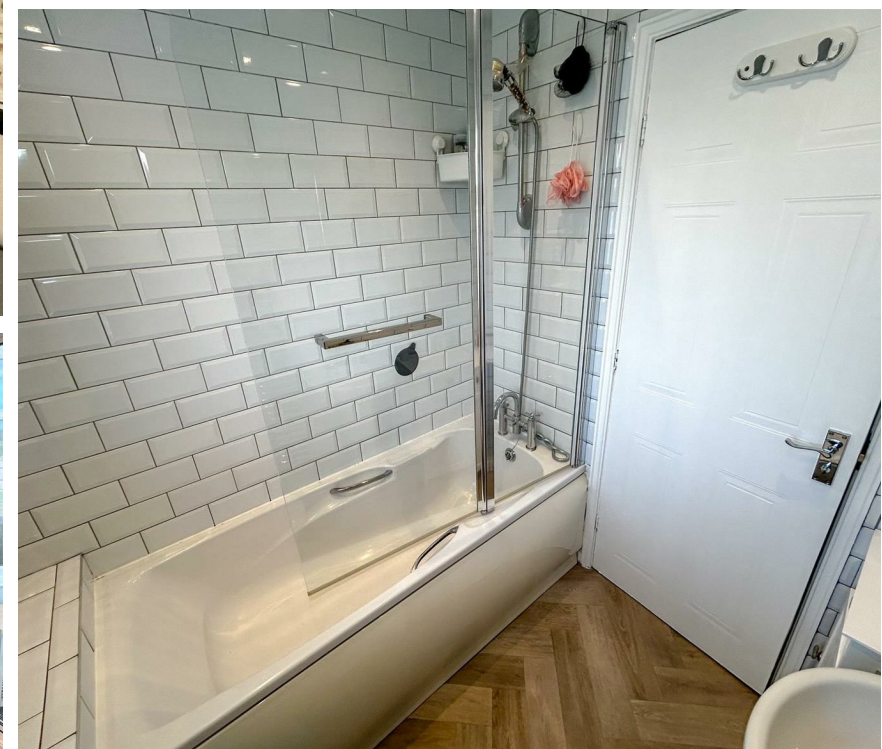
9'11" x 9'0" (3.04m x 2.75m)

A further well proportioned bedroom capable of accommodating a double bed, featuring a rear facing UPVC double glazed window overlooking the garden, along with a radiator and fitted carpet.

Bedroom Three

7'4" x 6'2" (2.26m x 1.88m)

The smallest of the three bedrooms, yet still capable of accommodating a single bed with furniture. The room features a front facing UPVC double glazed window, radiator, and fitted carpet.



Bathroom

The bathroom is fitted with a three piece suite comprising a panelled bath with mains-fed shower and glazed screen, pedestal wash hand basin and low level WC. The room benefits from a rear facing UPVC double glazed window with privacy glass, chrome heater towel rail and fully tiled walls.

External

Externally, the property truly stands out, featuring a well-maintained lawned front garden and a generous driveway to the side providing ample off-road parking for multiple vehicles. The rear garden offers a superb outdoor space, enjoying plenty of sunlight throughout the day, with a generous lawn, decked seating area, and paved patio, ideal for both relaxing and entertaining. The garden is further enhanced by well-stocked borders, creating an attractive and private setting. In addition, there is a dedicated area suitable for outdoor cooking or dining, along with a large storage shed providing useful additional space.

Disclaimer

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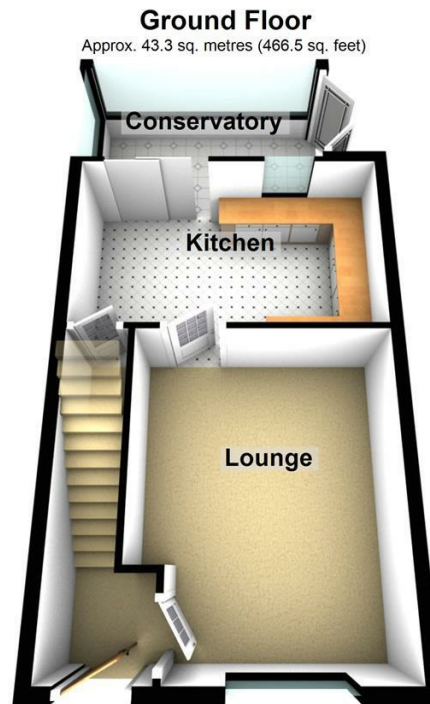
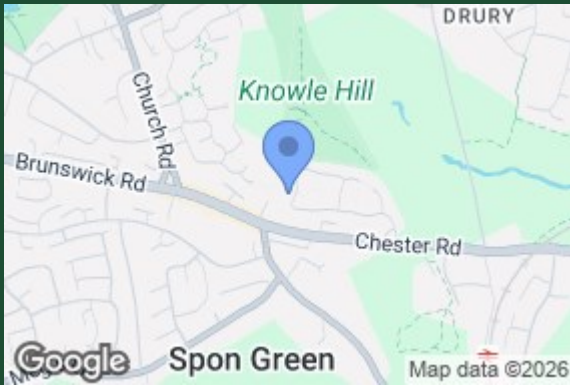
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By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

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Total area: approx. 79.3 sq. metres (853.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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	

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