



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	68	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



3 Cromwell Avenue
Buckley,
CH7 2QT

Price
£214,995

* THREE GOOD SIZE BEDROOMS * CORNER PLOT * NO ONWARD CHAIN. A three bedroom semi-detached house forming part of an established residential area within Buckley close to both primary and secondary schooling. The accommodation briefly comprises: entrance porch, living room with feature fireplace and dining area with French doors to the rear garden, fitted kitchen, landing, three good size bedrooms and a spacious bathroom with bath and separate shower. The property benefits from UPVC double glazing and has gas fired central heating with a Worcester combination boiler. Externally there are gardens to the front, side and rear, driveway parking and single garage. There is no onward chain involved in the sale of this property.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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.

MISREPRESENTATION ACT 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

LOCATION

Buckley town centre provides a range of facilities catering for daily requirements. It is also ideally placed for easy access to commuter links, such as the A55 Expressway and M56/M53 motorways, allowing swift passage further into North Wales, towards the Wirral, Liverpool and Manchester, and to the local business and industrial parks in both Deeside and Chester.

THE ACCOMMODATION COMPRISES:

PORCH

2.11m x 0.91m (6'11" x 3')
UPVC double glazed entrance door with double glazed side window, telephone point, single radiator, vinyl wood effect flooring, and hanging for cloaks. Door to the living room/dining area.

LIVING ROOM/DINING AREA

7.26m x 3.68m narrowing to 2.69m (23'10" x 12'1" narrowing to 8'10")



UPVC double glazed window overlooking the front, UPVC double glazed window to side, and UPVC double glazed French doors to the rear garden, deep coved ceiling, two ceiling light points, two double radiators, feature 'Living Flame' pebble-effect gas fire with composite stone insert and hearth and painted fireplace surround, ample space for dining table and chairs, and turned staircase to the first floor with useful built-in understairs storage cupboard. Door to kitchen.



KITCHEN

3.45m x 2.46m (11'4" x 8'1")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminate granite effect worktops. Inset single bowl composite sink unit and drainer with mixer tap, fitted four-ring gas hob with extractor above, and built-in electric double oven and grill. Integrated Neff dishwasher, plumbing and space for washing machine, space for fridge and freezer, recessed ceiling spotlights, double radiator with thermostat, telephone point, wall tiling to work surface areas with concealed under-cupboard lighting, tiled floor, UPVC double glazed window, and UPVC double glazed door to outside.

LANDING

Wooden balustrade, ceiling light point, smoke alarm, carbon monoxide alarm, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.19m x 3.20m (13'9" x 10'6")



UPVC double glazed window overlooking the front, ceiling light point, and single radiator.

BEDROOM TWO

3.20m x 3.07m (10'6" x 10'1")



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

BEDROOM THREE

3.05m x 3.00m (10' x 9'10")



UPVC double glazed window overlooking the front, ceiling light point, and single radiator.

BATHROOM

2.97m x 2.54m (9'9" x 8'4")



Spacious bathroom with four piece suite in white and chrome style fittings comprising: bath with tiled side panel and mixer tap; low level dual-flush WC; pedestal wash hand basin; and tiled shower enclosure with glazed shower screens and curved glazed sliding doors. Fully tiled walls with a decorative border tile, recessed ceiling spotlights, tiled floor, double radiator, fitted wall mirror, wall light with electric shaver point, tall storage cupboard housing the Worcester condensing combination gas fired central heating boiler, and two UPVC double glazed windows with obscured glass.

OUTSIDE FRONT



To the front there is a lawned garden with pathway and driveway leading to a single integral garage. External gas meter cupboard, outside sensor lighting. A gated pathway at the side provides access to the side garden.

SINGLE GARAGE

5.31m x 2.51m (17'5" x 8'3")

With an up and over garage door, cold water tap, light, electric meter, electrical consumer board, power, and fitted base and wall storage cupboards.

OUTSIDE SIDE



To the side there is a further lawn garden with hedged boundary and wooden fencing. A gate provides access to the rear garden.

OUTSIDE REAR



To the rear there is a lawned garden and flagged patio with raised bed being enclosed by hedging and wooden fencing.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

Amended ALW

Amended JW



DIRECTIONS

From the agent's Mold office proceed along Chester Street, turning right at the roundabout onto Chester Road. Follow the road to the main roundabout on the outskirts of the town and take the second exit for Mynydd Isa/Buckley. Follow the road up the hill and through Mynydd Isa and thereafter into Buckley Then take the turning left into Muirfield Road. Follow the road down the hill which leads into Birkdale Avenue. At the T junction turn right into St Mellors Road and then take the next turning left into Cromwell Avenue. The property will then be observed after a short distance on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band D - Flintshire County Council.

AGENTS NOTES

* Services - we understand that mains gas, water, electricity and drainage are connected.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.