



**Aberllanerch Drive**  
Buckley

Offers in Region of **£250,000**

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

**T:** 01352 961 679 **W:** [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

## 32 Aberllanerch Drive

Buckley, Buckley

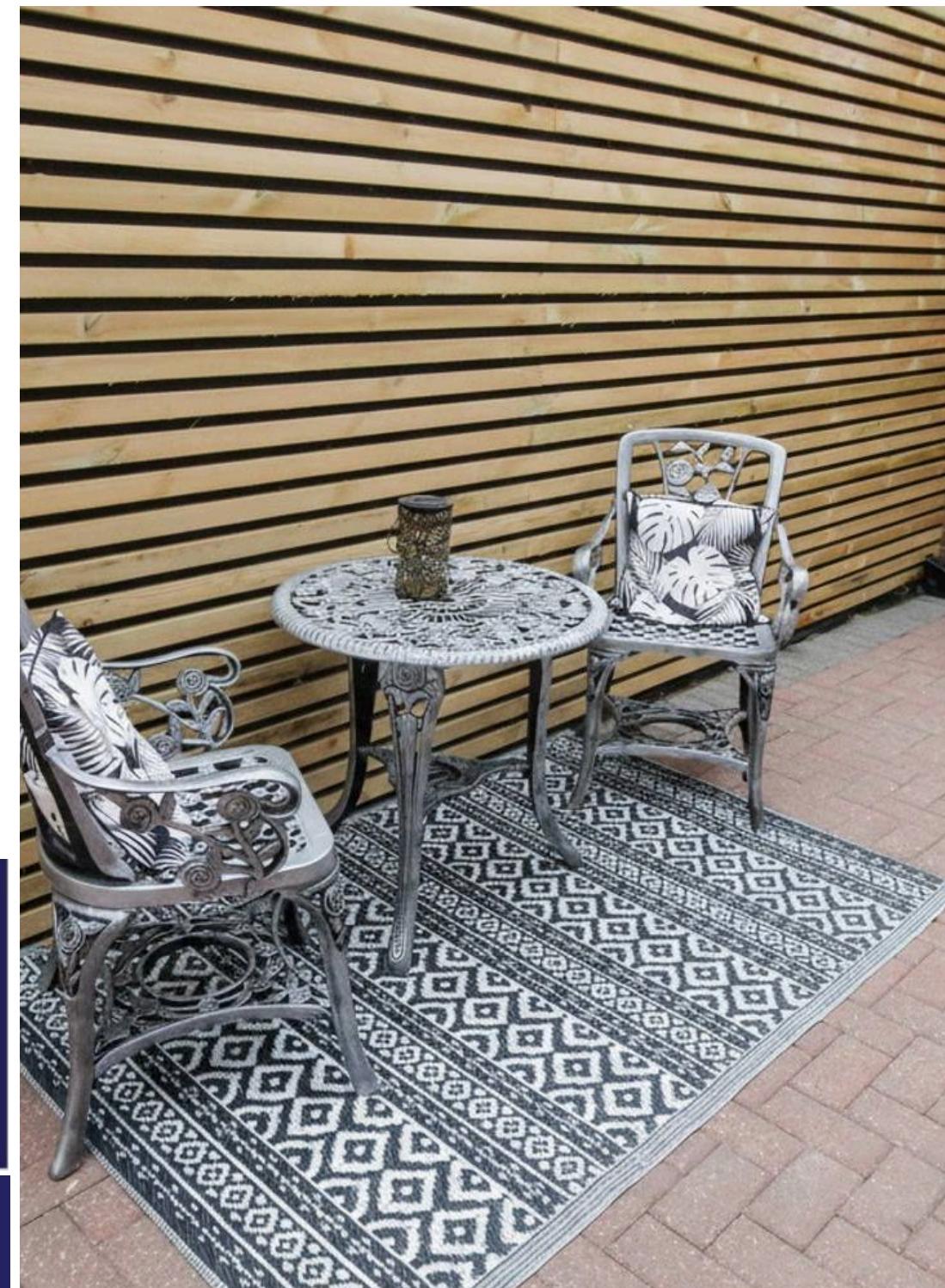
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- REFURBISHED THROUGHOUT AND READY TO MOVE INTO
- MODERN BATHROOM AND KITCHEN WITH INTEGRATED APPLIANCES
- LOW MAINTENANCE REAR GARDEN
- LARGE SHELTERED CAR PORT / OUTDOOR SEATING AREA
- DETACHED GARAGE WITH ELECTRIC SHUTTER DOOR
- AMPLE OFF ROAD PARKING
- SOLAR PANELS (OWNED)
- QUIET RESIDENTIAL AREA
- PROPERTY UNDERWENT FULL REWIRE IN 2024
- NEW COMBI BOILER FITTED 2024



  
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## **Entrance Hallway**

Accessed via a composite door, wood effect tiled floor, wall mounted radiator, wooden doors to bathroom, bedrooms, lounge, kitchen and storage cupboard, access to the roof space

## **Lounge**

16' 5" x 10' 5" (5.00m x 3.17m)

PVC double glazed window to the front aspect, wall mounted radiator, wall mounted electric fire with decorative mantle, backpiece and hearth

## **Kitchen/Diner**

15' 0" x 10' 5" (4.57m x 3.17m)

A modern and sleek kitchen with a large selection of wall, drawer and base units, worktop with sink unit and mixer tap, space for large fridge freezer, plumbing for a washing machine and dishwasher, induction hob with separate built in eye level double oven/microwave, PVC double glazed window to the rear, PVC stable style door opening to the conservatory, wood effect tiled floor, wall mounted stylish panelled radiator

## **Conservatory**

10' 0" x 9' 0" (3.05m x 2.74m)

PVC double glazed windows to sides and rear, PVC double glazed door to the rear garden, wood effect tiled floor



**Bedroom One**

11' 5" x 10' 3" (3.48m x 3.12m)

PVC double glazed window to the rear, wall mounted radiator

**Bedroom Two**

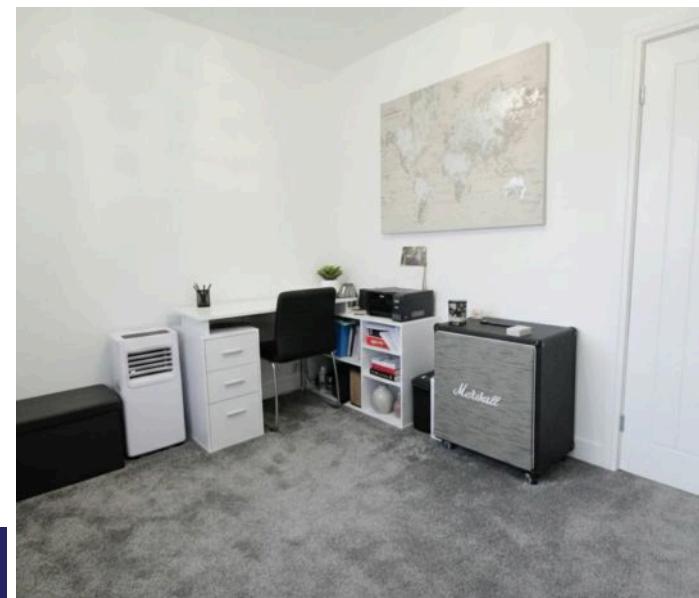
10' 3" x 8' 5" (3.12m x 2.57m)

PVC double glazed window to the front, wall mounted radiator

**Bathroom**

6' 0" x 6' 0" (1.83m x 1.83m)

A modern and stylish suite comprising a corner shower cubical with wall mounted shower and drencher attachment, vanity wash hand basin with cupboards under and close coupled WC, wood effect tiled floor and tiled walls, wall mounted chrome towel radiator, obscure PVC double glazed window to the front





## REAR GARDEN

A low maintenance garden with patio areas and decorative gravelled areas, a timber framed arbour and access to the front via a timber gate, hot water tap, pedestrian access to the detached garage via a PVC door

## DRIVEWAY

### 3 Parking Spaces

Hardstanding offering off road parking for circa 3 vehicles, plus additional parking via the double timber gates to a sheltered car port

## CAR PORT

### 3 Parking Spaces

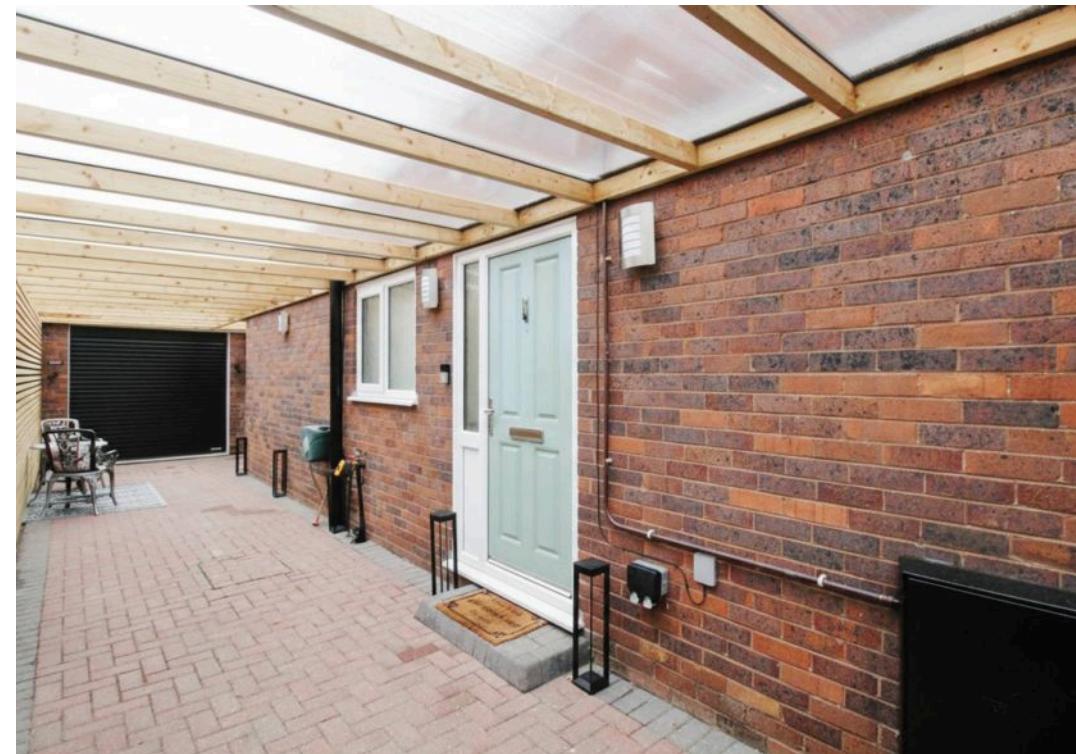
A large sheltered carport access via double timber gates with outside tap and electric power points and offering vehicular access to the detached garage

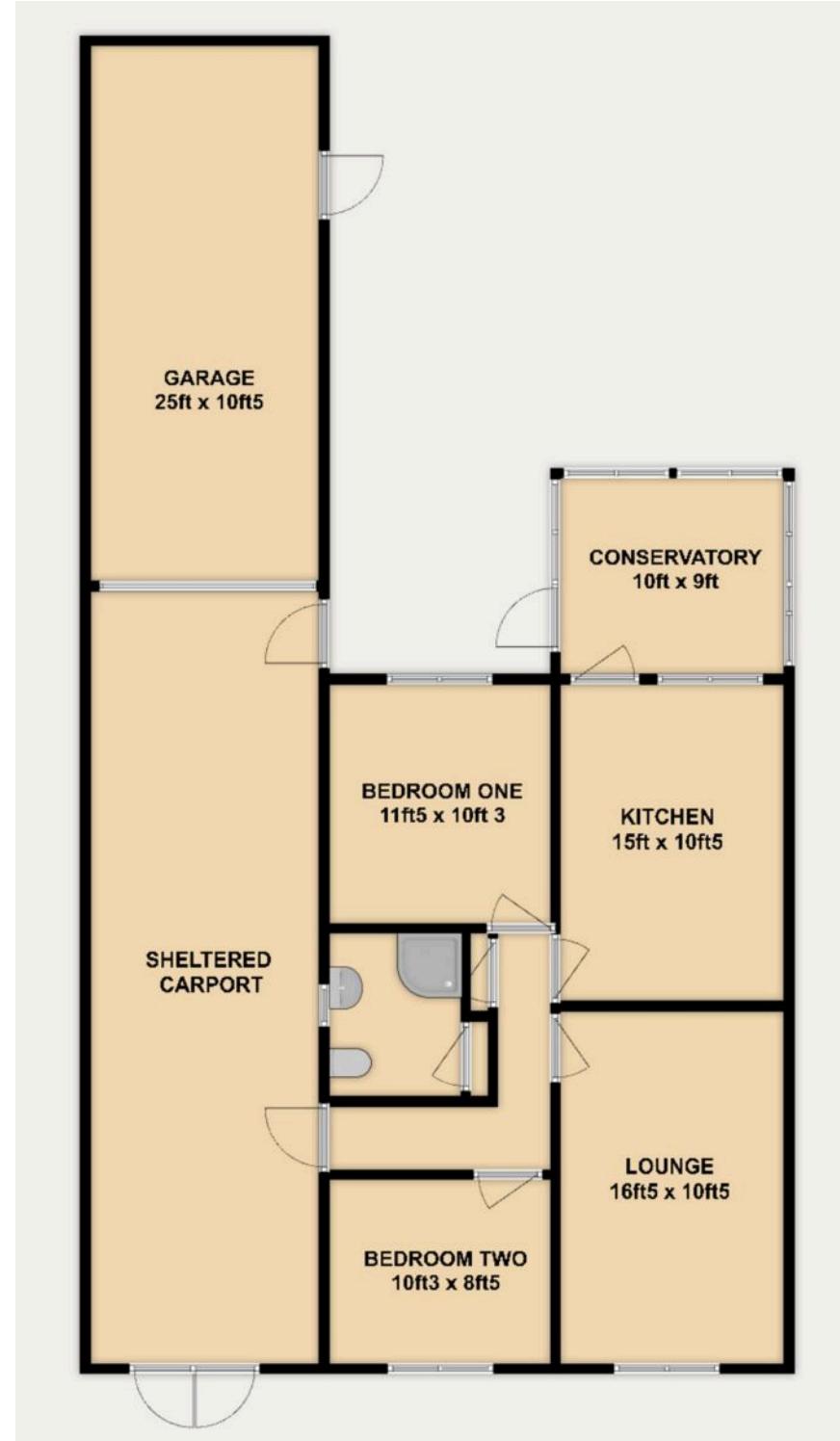
## GARAGE

### Double Garage

A 25ft garage accessed via an electric roller shutter door with ample power points and lights, a perfect workshop









# SWAIN HENNESSEY

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To arrange a viewing please contact

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