

139 Forest Walk, Buckley, CH7 3AR

**Cavendish**  
ESTATE AGENTS

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Approximate total area<sup>1)</sup>  
1203 ft<sup>2</sup>  
111.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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	71	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**139 Forest Walk**  
Buckley,  
CH7 3AR

**Offers Over**  
**£350,000**

Positioned on a generous corner plot within the sought-after Forest Walk development, 139 Forest Walk is a spacious four-bedroom detached family home offering excellent living space and a beautifully maintained rear garden with views over the park. Just moments from Buckley town centre, the A55, and Buckley train station, the property benefits from a brick-paved driveway, integral garage, and a mature front garden. Internally, the home features a bright entrance hall, downstairs WC, a modern kitchen with utility room, and an open-plan living and dining area that opens onto the patio and lawned garden. Upstairs are four bedrooms, including a principal bedroom with en suite, plus a stylish family bathroom. A perfect home for families seeking space, convenience, and a well-connected location.



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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**

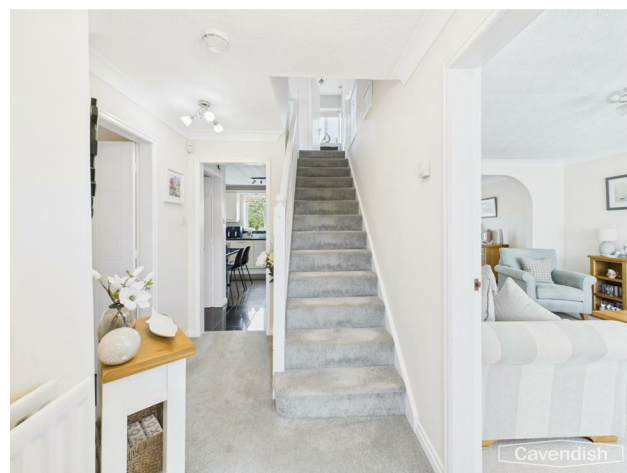
Forest Walk is a popular development located on the periphery of Buckley, about a mile from the town centre and within a short drive of the A55 Expressway at Dobshill enabling easy access throughout the region. The popular Broughton retail park with cinema and restaurants is within a few minutes, and the city of Chester is approximately 10 miles. Buckley town centre provides a comprehensive range of shopping facilities catering for most daily needs, schools for all ages and leisure facilities. There is also a local train station close by, providing a service between Wrexham and Bidston with connection thereafter to Liverpool.

**EXTERNAL**

Positioned on a corner plot within the desirable Forest Walk development, this four-bedroom detached home features a brick-paved driveway providing off-road parking for two vehicles and an integral single garage with a roll-top door. The front garden is lawned with mature hedging and flowerbeds, enhancing the property's kerb appeal. A white painted wooden front door with a stained-glass window provides a charming entrance to the home.

**ENTRANCE HALLWAY**

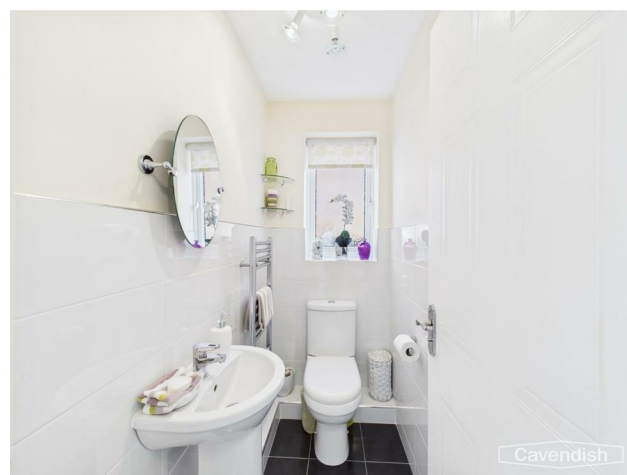
2.91 x 2.02 (9'6" x 6'7")



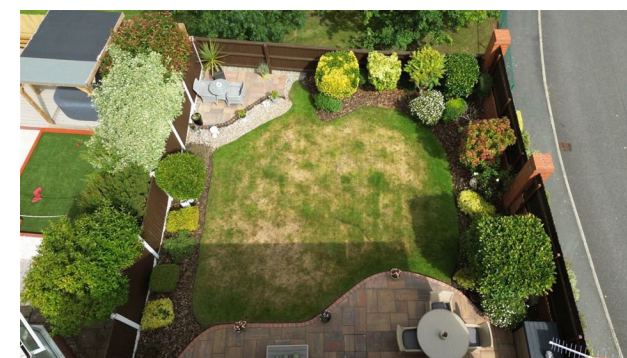
Upon entering, you're greeted by a spacious, carpeted hallway with two ceiling light pendants, radiator, and a thermostat. Carpeted stairs with a white painted wooden spindle balustrade lead to the first floor. Doors open to the kitchen, lounge, and downstairs WC.

**DOWNSTAIRS W/C**

0.96 x 1.72 (3'1" x 5'7")



Featuring black tiled flooring, a white WC, white hand basin with a silver mixer tap, mirror, and tiled splashback. There's a silver heated towel rail, obscured double-glazed window, and angled spotlights providing ample lighting.

**GARAGE**

5.08 x 2.47 (16'7" x 8'1")

Accessed via the driveway with a wooden side door from the passage. Features lighting and power.

**DIRECTIONS**

From Mold proceed along Chester Street turning right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the second exit signposted for Mynydd Isa/Buckley. Follow this road up the hill and through Mynydd Isa and thereafter into Buckley and on reaching the traffic lights continue straight on onto Brunswick/Chester Road. Follow the road for a further mile whereupon the entrance to the Forest Walk development will be found on the left hand side. The property is on the right hand side of the road just after the play park and is location on the corner halfway up the development.

**TENURE**

FREEHOLD

**COUNCIL TAX**

Flintshire County Council - Tax Band F

**AML**

Anti Money Laundry 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.

**EXTRA SERVICE**

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 INVESTORS 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

**VIEWINGS**

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

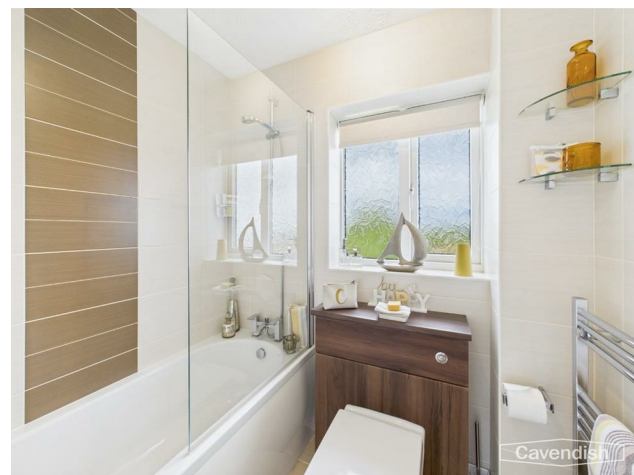
FLOOR PLANS - included for identification purposes only, not to scale.

**BEDROOM 4**  
2.91 x 2.42 (9'6" x 7'11")



A single bedroom, with carpet, radiator, pendant light, and double-glazed window to the rear

**BATHROOM**  
1.69 x 1.89 (5'6" x 6'2")



Finished with cream tiled flooring and half-tiled cream walls. Comprising a white WC with enclosed flush, half-sized square basin with silver mixer tap set on a wooden vanity unit, light-up mirror above, white panelled bathtub with overhead silver shower, silver heated towel rail, obscured double-glazed window, and extractor fan.

**GARDEN**



The garden features a large, curved patio immediately outside the house, leading down to a lawn with mature, well-stocked borders. A further seating area at the bottom of the garden offers privacy and a sunny retreat, ideal for evening relaxation. The garden backs onto a park, providing an open outlook. There's side access to the driveway via a wooden gate.



**LIVING ROOM**  
4.60 x 3.41 (15'1" x 11'2")



A bright and welcoming reception space with carpeted flooring, large double-glazed window to the front, radiator, and a white marble fireplace with a wooden surround. A light pendant completes the space. An open archway leads through to the dining area.



**DINING ROOM**  
3.01 x 3.04 (9'10" x 9'11")



Also carpeted, with a ceiling pendant light and radiator. Sliding double-glazed doors lead directly to the rear patio, allowing in natural light and offering views of the well-maintained rear garden.



**KITCHEN**  
2.95 x 4.20 (9'8" x 13'9")



The kitchen is finished with black tiled flooring and a range of cream wall and

base units with black laminate worktops. A four-ring gas hob sits beneath a stainless steel extractor hood with black and white splashback tiling. Integrated appliances include an oven and grill, Whirlpool convection microwave, built-in fridge/freezer, and a dishwasher. There's a black composite sink and drainer with a silver mixer tap, two double-glazed windows overlooking the rear garden, under-unit lighting, two adjustable ceiling light pendants, and a breakfast bar with glass-fronted display cabinetry. A door leads into the utility room.

**UTILITY ROOM**

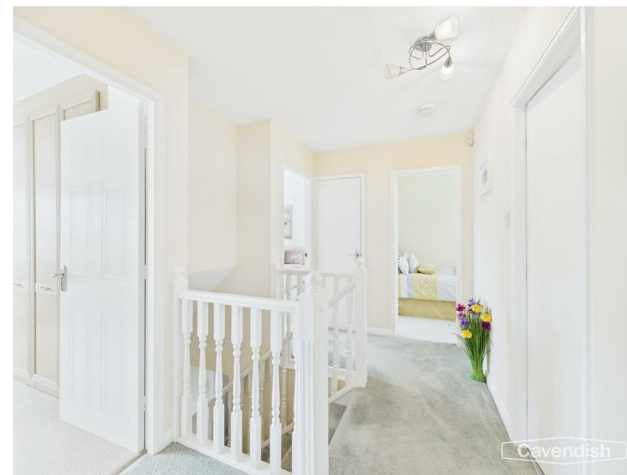
1.51 x 1.74 (4'11" x 5'8")



Matching cream base units, black composite sink with silver adjustable faucet, plumbing and space for a washing machine and dryer. Side access is provided via a part-glazed wooden and glass door. The room also contains the wall-mounted gas boiler, a radiator, ceiling pendant light, and extractor fan.

**LANDING**

1.87 x 2.99 (6'1" x 9'9")



Carpeted with a ceiling light pendant, smoke alarm, and loft access hatch. Airing cupboard housing the water tank. Doors lead off to all four bedrooms and the family bathroom.

**PRIMARY BEDROOM**

3.77 x 3.39 (12'4" x 11'1")

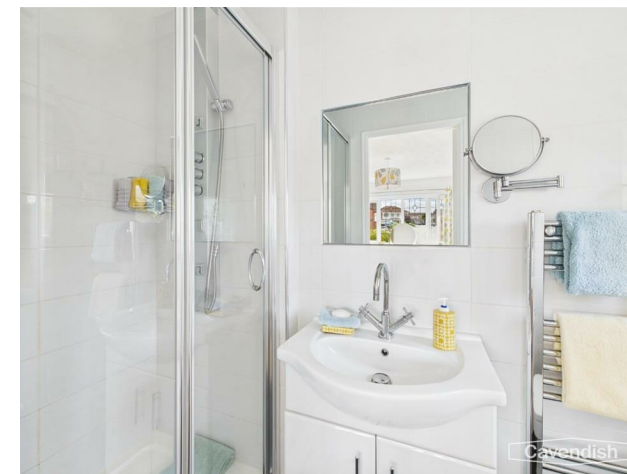


A generous double bedroom with full-length fitted wardrobes offering excellent storage. Double-glazed window to the front elevation, radiator, carpeted flooring, and ceiling light pendant.



**ENSUITE**

1.00 x 2.46 (3'3" x 8'0")



Black tiled flooring with white tiled walls. Features a large walk-in shower with

glass screen, rain showerhead, adjustable handheld unit, and massage jets. White WC, silver heated towel rail, white sink with silver mixer tap set within a vanity unit, mirrored wall cabinet, obscured double-glazed window, and extractor fan.

**BEDROOM 2**

3.31 x 2.79 (10'10" x 9'1")



A spacious double bedroom, also to the front of the property, with full wall of fitted wardrobes, radiator, carpet, light pendant, and double-glazed window.

**BEDROOM 3**

2.79 x 2.95 (9'1" x 9'8")



A double room with carpeted flooring, radiator, pendant light, and a double-glazed window overlooking the rear garden.