



Wheatley Court
Buckley

£235,000


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

1 Wheatley Court

Buckley, Buckley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 BEDROOM DETACHED HOUSE
- BUILT 2018
- OPEN PLANE KITCHEN / DINER
- SPACIOUS LOUNGE
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS WC
- SPINKLER SYSTEM
- DUAL HEATING SYSTEM
- LARGE AND PRIVATE REAR GARDEN
- DRIVEWAY FOR CIRCA 3 VEHICLES
- COMPLETED 1 LINK CHAIN
- EXCELLENT ACCESS TO MOLD, CHESTER, MANCHESTER AND LIVERPOOL
- CLOSE TO LOCAL SHOPS, SCHOOLS AND LEISURE CENTRE



SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk

Entrance Hallway

Accessed via a composite door with wall mounted radiator, doors to lounge, kitchen/diner and toilet, stairs to the first floor

Lounge

16' 7" x 10' 1" (5.06m x 3.07m)

PVC double glazed windows to the front and side, PVC double glazed box bay window to the side, wall mounted radiator

Kitchen

10' 3" x 9' 5" (3.12m x 2.87m)

A modern range of fitted wall, drawer and base units, worktop with inset sink unit with mixer tap, built in oven with gas hob over and extractor hood, integrated fridge freezer, integrated washing machine and dishwasher, cupboard housing a wall mounted Worcester combination boiler

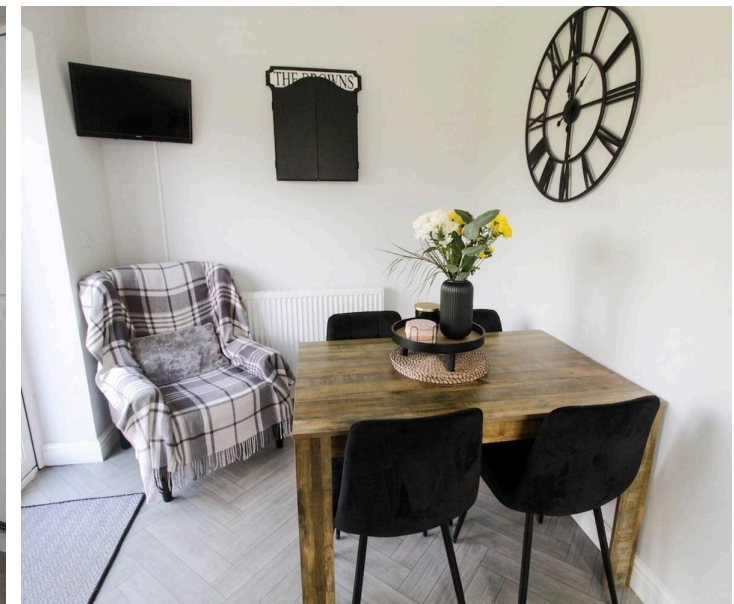
Dining Area

8' 3" x 6' 0" (2.52m x 1.83m)

PVC double glazed french doors opening to the rear garden

Downstairs Toilet

Close coupled WC and vanity wash hand basin with cupboards under, wall mounted radiator



First Floor Landing

PVC double glazed window to the side, doors to bedrooms, bathroom and storage cupboard

Bedroom One

11' 3" x 10' 3" (3.43m x 3.12m)

PVC double glazed window to the front, wall mounted radiator, door to the ensuite

Ensuite

A modern suite comprising a shower cubical, close coupled WC and pedestal wash hand basin, obscure PVC double glazed window to the front, wall mounted radiator

Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)

PVC double glazed window to the front, wall mounted radiator

Bedroom Three

7' 5" x 7' 3" (2.26m x 2.21m)

PVC double glazed window to the side, wall mounted radiator

Family Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

A modern suite comprising a panelled bath, pedestal wash hand basin and close coupled EC, part tiled walls, obscure PVC double glazed window to the side





FRONT GARDEN

Laid to lawn with pathway leading to the entrance door and driveway, timber gate opening to the rear garden

REAR GARDEN

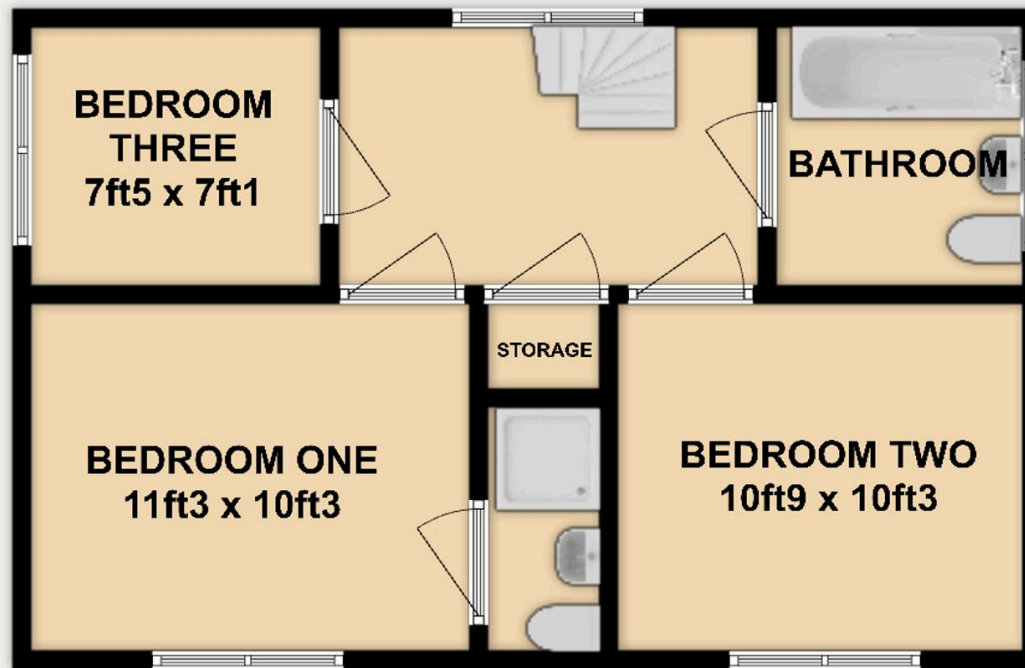
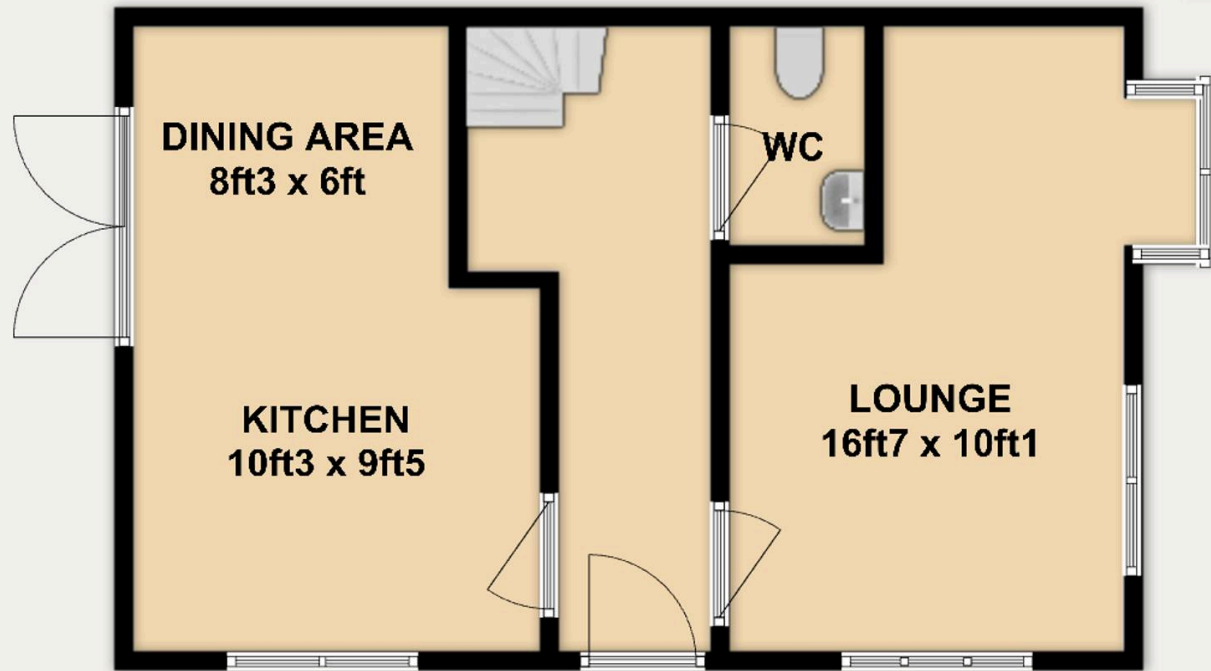
Laid mostly to lawn with patio area, access to the driveway via a timber gate and timber fencing surround

DRIVEWAY

3 Parking Spaces

Laid to hardstanding







SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing please contact

Nicky Swain

t: 07926 488 158

e: nicky@swainhennesseyestateagents.co.uk

Amy Hennessey

t: 07926 488 159

e: amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk