



## 57 Megs Lane

Buckley, CH7 2AG

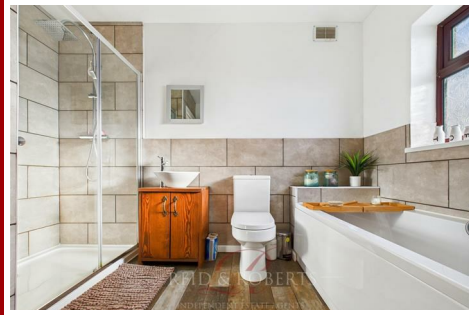
Offers Over £260,000



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## Accommodation Comprises

### Entrance Porch

The property is entered through a large, welcoming porch with tiled flooring and uPVC double-glazed windows to all sides, finished in a woodgrain effect with top openers. A matching uPVC entrance door with frosted inset completes the space. An internal wooden door with frosted inset leads into the main reception hallway.

### Reception Hallway

A spacious hallway providing access to the ground floor accommodation. Stairs rise to the first floor, and a uPVC window to the side elevation allows natural light in. The hallway includes a double panel radiator, useful storage under the stairs and an additional cupboard with hanging rail ideal for coats and shoes.

### Lounge

A well-proportioned living space featuring a large uPVC double-glazed window to the front elevation with three top openers and a double panel radiator beneath. The room includes wood flooring, coved ceilings, a central ceiling light point and power sockets. A log burner with slate hearth and wooden beam mantel provides an attractive focal point.

### Kitchen

The kitchen is fitted with a modern range of wall, base and drawer units with wood worktops, creating a clean farmhouse style. It features tiled flooring, an integrated induction hob set within the worktop, a concealed extractor fan, space for an integrated washing machine, an integrated under-counter fridge and a Bosch eye-level oven and grill. There is splashback tiling, a single panel radiator, and uPVC double-glazed windows to both the rear and side elevations, each finished in a woodgrain effect with top openers. A stainless-steel sink with mixer tap is set beneath the side window, and a uPVC door with frosted inset leads out to the rear porch.

### Rear Porch

Located off the kitchen, the rear porch offers further practicality with tiled flooring and surrounding windows, providing useful additional storage space.

### Dining Room

A good-sized dining room with uPVC double-glazed window to the rear elevation with two top openers and a double panel radiator. The room includes wood-effect laminate flooring, a ceiling light point and access to a pantry cupboard currently used for additional appliances and storage.

### First Floor Accommodation

#### Landing

A bright landing area with uPVC double-glazed window to the side elevation, central ceiling light point and access to the bedrooms and family bathroom.

#### Master Bedroom

A generously sized main bedroom positioned to the front of the property, benefiting from a large uPVC double-glazed window with three top openers and a double panel radiator beneath. The room offers excellent floor space for bedroom furniture.

#### Bedroom Two

A spacious double bedroom enjoying views over the rear garden and across neighbouring fields and hills. A uPVC double-glazed window with two top openers and a double panel radiator complete the room.

#### Bedroom Three

Positioned to the front elevation, this bedroom features a uPVC double-glazed window with top opener and a double panel radiator. It is ideal for use as a single bedroom, nursery or home office.

#### Family Bathroom

A well-appointed four-piece suite comprising a double walk-in shower with rainfall and handheld attachments, a panelled bath with mixer taps and handheld shower, a wash hand basin set within a vanity unit and a low-level WC. The bathroom includes tiled flooring, splashback tiling, a chrome heated towel rail, recessed spotlights, an extractor fan and a frosted uPVC double-glazed window with top opener.

#### Garden & Exterior

The rear garden offers a private and enclosed space that is not overlooked, making it well suited to family use. The plot

also benefits from open outlooks towards surrounding fields and hills, providing a pleasant backdrop.

In addition, the property includes a sizable garage/workshop and useful under-house storage, offering excellent space for practical use or hobbies. The front of the property provides an attractive approach and additional outdoor space.

#### Council Tax Band

E

#### EPC Rating

D

#### VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

#### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

#### INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with

all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

#### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

#### MISDESCRIPTION ACT

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

#### MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



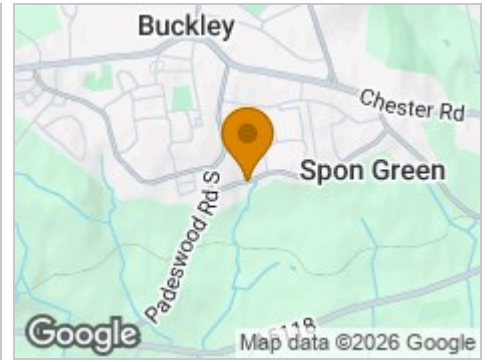
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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