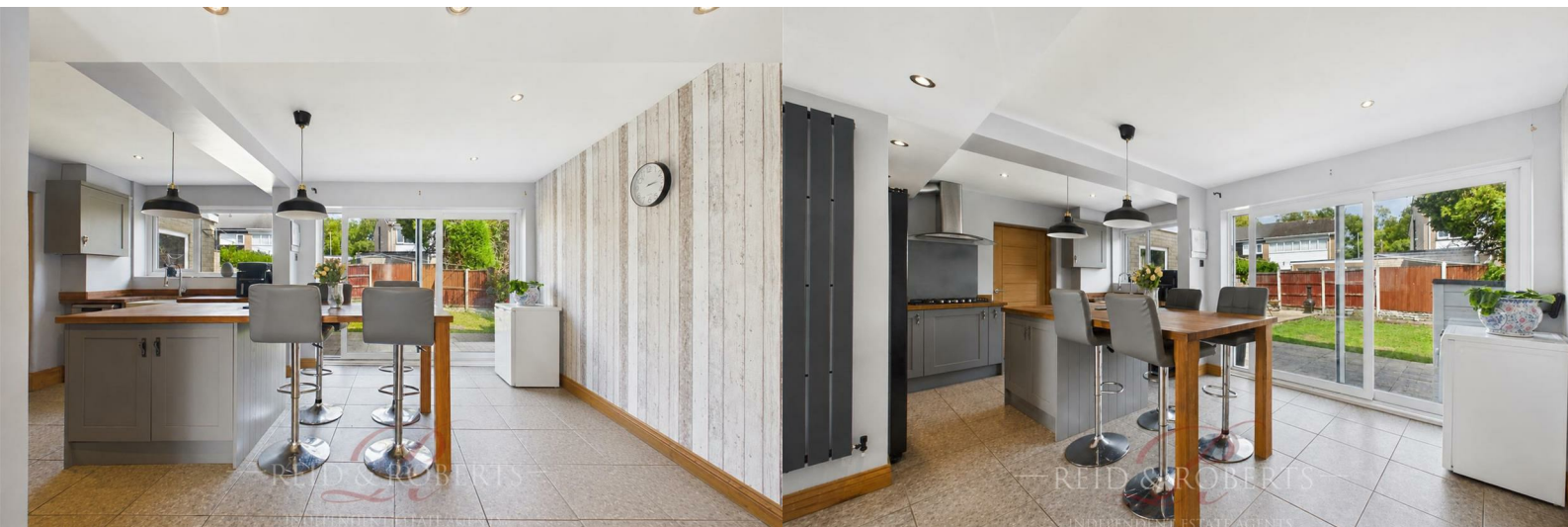




15 Maxwell Close

Buckley, CH7 3JE

£270,000



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Accommodation Comprises

To the front, the property is approached via a substantial concrete driveway providing generous off-road parking for up to five vehicles. Extending across the frontage of the home, it offers excellent convenience for families with multiple vehicles and visitors alike.

Entrance Hallway

A contemporary composite entrance door opens into a welcoming entrance hallway, immediately setting the tone for the accommodation beyond. Finished with attractive wood-effect laminate flooring, the hallway offers a bright and inviting first impression with a staircase rising to the first-floor accommodation, radiator, and quality solid oak internal doors leading into the principal reception rooms.

Lounge

The spacious lounge is an excellent family living space, beautifully proportioned to comfortably accommodate a large L-shaped sofa alongside additional furniture. A large uPVC double glazed window overlooks the front elevation, flooding the room with natural light, whilst wood-effect laminate flooring, television point, central ceiling light and double panel radiator complete this warm and welcoming reception room.

Kitchen / Dining Room

Undoubtedly the heart of the home, the impressive kitchen has been beautifully designed in a modern cottage style, combining character with practicality. The centrepiece is a substantial island incorporating a solid wooden work surface, breakfast bar seating and built-in charging point, creating the perfect social hub for everyday family life and entertaining alike. The kitchen is fitted with an extensive range of wall and base units complemented by solid wooden worktops, incorporating a Belfast sink with mixer tap, inset five-ring gas hob, eye-level oven and grill, plumbing for a dishwasher and space for an American-style fridge freezer. Recessed spotlights, feature pendant lighting over the island and a large rear-facing window ensure the room is bright and airy throughout. Sliding uPVC patio doors provide seamless access onto the rear garden, allowing indoor and outdoor living to flow effortlessly during the warmer months. An under-stairs storage cupboard provides useful additional storage.

Self Contained Annexe

One of the property's most attractive features is the superb self-contained annexe, accessed directly from the main kitchen. Offering exceptional flexibility, this space is ideal for elderly relatives, teenagers seeking independent living, guest accommodation, Airbnb potential (subject to any necessary consents), or even as an excellent work-from-home suite.

Lounge / Kitchenette

The annexe opens into a bright open-plan living area featuring a lounge with kitchenette facilities. A large rear-facing window and glazed patio door overlooking the garden ensure this room enjoys excellent natural light throughout the day. The kitchenette is fitted with wall and base units providing practical storage and workspace, whilst recessed spotlights, stylish flooring and radiator complete this comfortable living area.

Utility / Wet Room

Leading directly from the living space is an impressive wet room incorporating a

utility area with plumbing for a washing machine, fitted wall and base units, work surfaces and stainless steel sink. The contemporary wet room benefits from open showering with waterfall shower, glass privacy screen, PVC wall panelling, low flush WC, recessed lighting and practical wet-room flooring.

Annexe Bedroom

Originally converted from the garage, this generous room now provides excellent additional accommodation. Whilst currently utilised as the annexe bedroom, the versatility of this room allows it to function equally well as a fifth bedroom, home office, gym, playroom or hobby room depending upon individual requirements.

First Floor Accommodation

Landing

The spacious landing offers excellent circulation throughout the first floor and benefits from additional space ideal for wardrobes, storage furniture or even a study area.

Principal Bedroom

A generously sized double bedroom positioned to the front of the property, enjoying plenty of natural light from the large uPVC double glazed window. Finished with wood-effect laminate flooring, radiator, television point and central ceiling light.

Bedroom Two

Another excellent-sized double bedroom overlooking the front elevation, featuring recessed spotlights, wood-effect laminate flooring, radiator and television point.

Bedroom Three

Situated to the rear of the property, this spacious double bedroom enjoys pleasant views over the garden and offers ample space for a full range of bedroom furniture.

Bedroom Four

Currently utilised as the fourth bedroom, this well-proportioned room was created by subdividing the original larger bedroom but still comfortably accommodates a double bed, making it an ideal children's bedroom, guest room or home office.

Family Bathroom

The contemporary family bathroom has been stylishly fitted with a modern three-piece suite comprising a panelled bath with mains-fed shower over, low flush WC and wash hand basin set within a soft-close vanity unit providing useful storage. The room is finished with fully tiled walls, tiled flooring, chrome heated towel rail, recessed lighting and an obscured uPVC double glazed window.

Outside

To the front, the property is approached via a generous tarmac driveway providing ample off-road parking for approximately five vehicles, making it perfect for growing families or those with multiple cars. The driveway leads directly to the main entrance, whilst the property's attractive frontage provides excellent kerb appeal.

Externally, the property continues to impress with a generously sized, enclosed rear garden designed to suit both family life and outdoor entertaining. A

Tel: 01352 700070

substantial paved patio provides the perfect setting for al fresco dining, summer barbecues or simply relaxing, whilst the level lawn offers an excellent space for children to play or keen gardeners to personalise. The garden is fully enclosed with fenced boundaries, creating a safe and private environment, and enjoys plenty of sunshine throughout the day. Offering an excellent balance of patio and lawn, this wonderful outdoor space is ideal for families, entertaining guests or simply unwinding outdoors.

EPC Rating - C

Council Tax - C

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a **FREE VALUATION** without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

Looking For 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. Telephone Mold office on 01352 700070

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

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

Misrepresentation 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

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

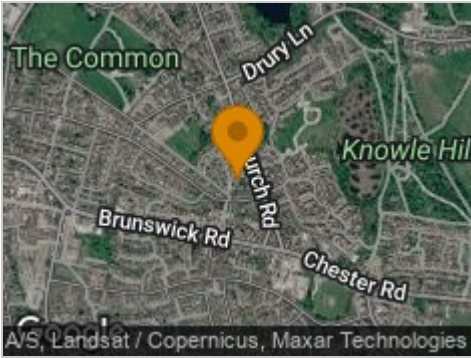
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



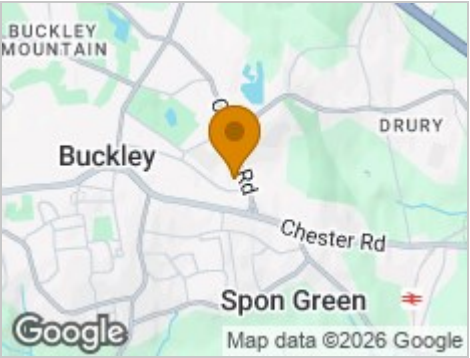
Road Map



Hybrid Map



Terrain Map



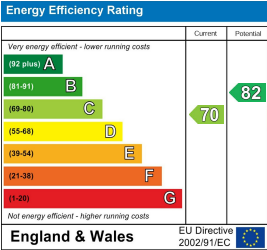
Floor Plan



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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