



7 Ewloe Place, Buckley
Flintshire


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£140,000**

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

7 Ewloe Place

Buckley, Buckley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 2 BEDROOM HOUSE
- NEW ROOF FITTED 2021 WITH FULL INSULATION
- IN NEED OF RENOVATION THROUGHOUT
- PERFECT FIRST HOME
- FRONT AN REAR GARDENS
- OFF ROAD PARKING
- CLOSE TO BUS STOPS AND LOCAL SHOPS
- EXCELLENT ACCESS TO A55, CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- CHAIN FREE



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Porch

Accessed via a composite door with Quarry tiled floor, PVC double glazed windows to the side and front, opening to the lounge

Lounge

PVC double glazed window to the front aspect, quarry tiled floor, door to stairs to the first floor, door to kitchen

Kitchen

14' 0" x 9' 0" (4.27m x 2.74m)

A large understairs storage cupboard, a range of fitted wall, drawer and base units, worktop with inset sink unit, integrated dishwasher, space for fridge freezer, built in oven with gas hob over and extractor hood, wood laminate floor, tiled splashbacks, PVC double glazed window to the side, door opening to the dining room

Dining Room

9' 0" x 8' 9" (2.74m x 2.67m)

Wood laminate floor, PVC double glazed patio doors opening to the rear garden, wall mounted radiator



First Floor Landing

Doors to bedrooms and bathroom, access to roof space

Bedroom One

12' 2" x 14' 0" (3.71m x 4.27m)

PVC double glazed window to the front aspect, cast iron Victorian style fireplace, wall mounted radiator

Bedroom Two

9' 0" x 8' 9" (2.74m x 2.67m)

PVC double glazed window to the rear overlooking stunning field views with far reaching hill views, wall mounted radiator

Bathroom

8' 5" x 5' 5" (2.57m x 1.65m)

A white suite comprising a panelled bath with electric shower plumbed in over, pedestal wash hand basin and close coupled WC, plumbing for washing machine, obscure PVC double glazed window to the side





FRONT GARDEN

Laid to lawn with hedges surround

REAR GARDEN

Laid to patio with brick wall and timber fence surround, stunning far reaching views overlooking a farming field

DRIVEWAY

2 Parking Spaces

Private off road parking to the front






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