



## Hewitts Lane

Buckley, Flintshire CH7 2NQ

Price  
£145,000

**\*\*REFURBISHED HOUSE IN CONVENIENT LOCATION\*\*** A newly refurbished two bedroom detached house with good sized garden, occupying a convenient position within a short walk of Buckley town centre and local amenities. Recently refurbished to provide comfortable two bedroom accommodation with gas fired central heating, double glazing and new fitted carpets. Recent improvements include replastering and redecoration, new tiled floors, utility room and a modern cloakroom/wc, new oak interior doors and refurbished bathroom. In brief comprising: entrance hall, lounge, kitchen diner with range of gloss cream units and integrated appliances, useful utility room with adjoining cloakroom/wc, first floor landing, two good sized bedrooms and bathroom modern white suite and shower. Scope to extend, subject to usual planning consents being obtained.



#### LOCATION

The property occupies a convenient position set back off the Mold road within about 0.2 of a mile of Buckley town centre, which provides a good range of shops serving daily needs and leisure facilities. Both popular primary and secondary schools are within walking distance. The Dobshill interchange with the A55 expressway is within 2 miles enabling access towards Chester and beyond.

**THE ACCOMMODATION COMPRISES:**  
UPVC double glazed front door to:

#### ENTRANCE HALL

With double panelled radiator and staircase to the first floor. Oak door to:

#### LOUNGE

**4.11m x 3.76m (13'6" x 12'4")**

Double glazed window to the front, feature cream fireplace with electric log effect fire, coved ceiling, tv aerial point, telephone point and double panelled radiator. Door to the kitchen diner.



#### KITCHEN DINER

**4.62m x 3.12m (15'2" x 10'3")**

Well appointed with a modern range of gloss cream fronted base and wall units with contrasting dark grey toned work tops with inset stainless steel sink unit with mixer tap and attractive tiled splashback surround. Integrated appliances comprising four-ring gas hob, cooker hood and electric oven. Tiled floor throughout, double glazed windows to two aspects and double panelled radiator. Deep downstairs cupboard with shelving, small double glazed window and electricity meter.



#### UTILITY ROOM

**1.63m x 1.09m +recess (5'4" x 3'7" + recess)**

Matching base and work top to the kitchen with tiled splashback, continuation of the tiled floor from the kitchen, electric heater, two double glazed windows and UPVC double glazed door.



#### CLOAKROOM/WC

**1.14m x 0.74m (3'9" x 2'5")**

Fitted with a modern white suite, comprising Wc with integrated wash hand basin with mixer tap. Full tiled walls and floor, and extractor fan.



#### FIRST FLOOR LANDING

Loft access, double glazed window and new oak interior doors to all rooms.

#### BEDROOM ONE

**4.09m x 3.78m (13'5" x 12'5")**

Double glazed window, radiator, deep built-in cupboard housing the gas fired central heating boiler.



#### BEDROOM TWO

**2.69m x 2.74m to chimney breast (8'10" x 9'0" to chimney breast)**

Double glazed window overlooking the garden, built-in cupboard and radiator.





#### BATHROOM

1.85m x 1.65m (6'1" x 5'5")

Fitted with a white suite with fitted cabinets comprising panelled bath with mains shower valve and glazed screen, wash basin with cabinet beneath and low flush wc with concealed cistern. Attractive fully tiled walls incorporating dado tiles, tiled floor, chrome towel radiator, extractor fan and double glazed window.



#### OUTSIDE



#### REAR GARDEN

To the rear is a good sized and enclosed lawned garden with paved patio area and useful detached store with window and power and light installed.

#### COUNCIL TAX

Flintshire County Council - Council Tax Band C.

#### DIRECTIONS

From the Agent's Mold office, proceed along Chester Street and turn 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 the road up the hill and through Mynydd Isa and thereafter into Buckley, and just after passing the White Lion Inn (before reaching the town centre), take the right hand turning onto an unmade lane (Hewitts Lane), denoted by the public footpath sign, whereupon the property will be found on the left hand side.

#### PRIORITY INVESTOR 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 please contact our local rental valuer, Shauna Moore on 01352 752220 or [shauna.moore@cavendishrentals.co.uk](mailto:shauna.moore@cavendishrentals.co.uk)

#### VIEWING

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

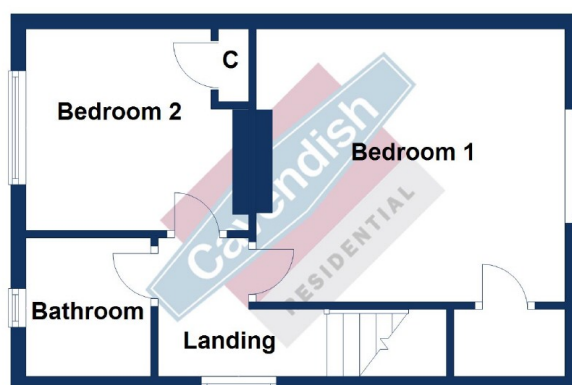
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Ground Floor



First Floor



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

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