



Little Mountain Road

Buckley, Flintshire CH7 3BY

Fixed Asking Price
£215,000

EXTENDED FAMILY HOUSE IN POPULAR LOCATION A modernised three bedroom detached house with conservatory and garage, standing within large gardens in this semi rural yet convenient position on the outskirts of Buckley. Offering adaptable accommodation which has benefitted from extension to provide spacious rooms with gas fired central heating system with replacement boiler and double glazing. In brief comprising: reception hall with oak flooring, sitting room with adjoining conservatory, lounge, dining room with bi fold doors to the gardens, fitted kitchen with range of integrated appliances, first floor landing, three good sized bedrooms (two double sized) and bathroom. Off road parking, detached garage, and attractive gardens with decked patio. INTERNAL INSPECTION HIGHLY RECOMMENDED.

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LOCATION

The property occupies an attractive position located along this minor road about 1.5 miles from Buckley town centre which provides a wide range of facilities catering for most daily requirements to include primary and secondary schools. The Dobshill interchange with the A55 expressway is within a short drive enabling access towards Chester (10 miles) and beyond, and the Buckley train station is nearby providing a local service to Wrexham and Bidston on the Wirral.

THE ACCOMMODATION COMPRISES

UPVC double glazed front door with decorative bevelled glass to:

SPACIOUS RECEPTION HALL

3.10m X 2.97m (10'2" X 9'9")

Turned staircase to the first floor, dark oak flooring, recessed lighting, radiator, electricity meter cupboard, and deep under stairs storage cloaks cupboard with a single glazed circular window. Modern part glazed oak interior doors to all ground floor rooms.



SITTING ROOM

2.95m X 2.77m (9'8" X 9'1")

Double glazed window to the front, telephone and TV points, and radiator. Opening to:



CONSERVATORY

3.58m X 2.72m (11'9" X 8'11")

Built on a low plinth, with UPVC double glazed windows to all sides and matching French doors to the adjoining decked patio and gardens. Polycarbonate type roof covering with suspended fan/light unit, two wall light points, and radiator.



LOUNGE

3.84m X 3.25m (12'7" X 10'8")

Two double glazed windows to the side elevation, TV aerial point, and wide opening to:



DINING ROOM

3.30m X 2.77m (10'10" X 9'1")

Full length double glazed window to the rear elevation and double glazed bi fold leading out to the decked patio and garden. Radiator and opening to:



KITCHEN

4.04m X 2.62m (13'3" X 8'7")

Fitted with a modern range of gloss black fronted base and wall units, with stainless steel handles, pan drawers and grey stone effect worktops with inset composite sink with preparation bowl and mixer tap. Under cupboard lighting and range of integrated appliances comprising AEG double oven and induction hob, cooker hood, Indesit dishwasher and wine chiller. Low level feature lighting, two double glazed windows, radiator, and UPVC double glazed door to outside.



FIRST FLOOR LANDING

Two double glazed windows with frosted glass to the front, and access to roof space which houses the gas boiler.

BEDROOM ONE

3.89m X 3.28m (12'9" X 10'9")

Double glazed window to the rear, recessed lighting, telephone point, and radiator.



BEDROOM TWO

2.95m X 2.79m (9'8" X 9'2")

A double sized room with double glazed window to the front with rural aspect, and radiator.



BEDROOM THREE

2.90m X 2.62m (9'6" X 8'7")

Double glazed windows to the rear, and radiator.



BATHROOM

2.44m X 1.63m (8'0" X 5'4")

Fitted with a white three piece suite, comprising panelled bath with electric shower and screen, pedestal washbasin and low flush WC. Fully tiled walls, slate effect vinyl flooring, chrome towel radiator and double glazed window with frosted glass.



SINGLE GARAGE

Double outer doors, double glazed window, and with power and light installed.

AGENT'S NOTE

Flintshire County Council - Council Tax Band E

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the main roundabout bear right onto Chester Road. On reaching the large roundabout on the edge of the town take the third exit following the signs for Wrexham (A541). Follow the road for approximately quarter of a mile and bear left, following the signs for Penyffordd, and continue along this road for approximately 2.5 miles. After passing the bridge take the second left thereafter onto Banel Lane (in the direction of Buckley) and on reaching the traffic lights turn right onto Little Mountain Road whereupon Number 26 will be found after a short distance on the left hand side.

VIEWING

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

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

DCW

Amended JF

OUTSIDE

There is a concrete drive extending to the side of the property, affording off road parking for several cars and access to the garage to the rear of the plot.

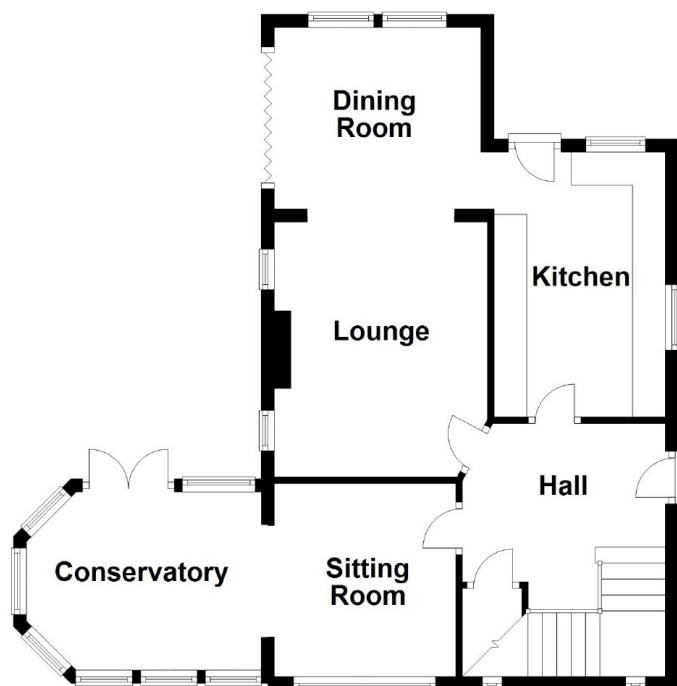
FRONT GARDEN

Front lawned garden with mature hedging to the roadside, and loose slate chipped borders and deep flower beds to part.

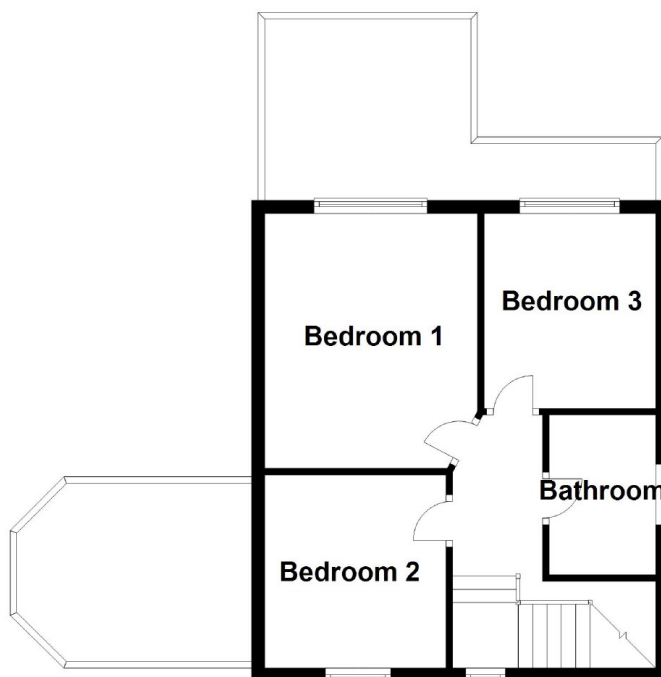
REAR GARDEN

A good sized rear/side lawned garden, with panelled fencing and to include split level decked patio area adjoining the side elevation of the house, and stone patio beyond. Deep borders with various mature shrubs, outside lights, and tap.

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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