

Cavendish

RESIDENTIAL

The Cross, Mold, Flintshire, CH7 1AZ

Tel: 01352 751515 Fax: 01352 751414

Email: mold@cavres.co.uk



Langford Crescent

Buckley, Flintshire CH7 2PR

Price
£155,000

DETACHED HOUSE IN POPULAR AREA A three bedroom detached house with garage, occupying a slightly elevated position on the periphery of Buckley with far reaching views across to distant hillside, approximately two and a half miles from Mold. Affording ideal family sized accommodation with scope for a programme of modernisation to personal requirements, whilst benefitting from gas fired central heating and double glazing. The property stands in a mature plot with a long drive providing off road parking for several cars and rear garden with patio and timber garden shed. In brief comprising: entrance porch, reception hall, lounge, dining room, kitchen, first floor landing, three bedrooms (two double sized) and bathroom.

www.cavendishresidential.com

LOCATION

The property forms part of this popular residential area on the outskirts of the town, comprising of houses and bungalows, within a short distance of the Mold road and local bus services. Buckley itself provides a range of shops and supermarkets serving daily needs, schools for all ages and leisure facilities.



THE ACCOMMODATION COMPRISES:

UPVC double glazed panelled door with matching side screen to:

ENTRANCE PORCH

1.65m x 0.84m (5'5" x 2'9")

Quarry tiled floor and glazed inner door to:

RECEPTION HALL

3.12m x 1.65m overall (10'3" x 5'5" overall)

Staircase to the first floor with storage cupboard beneath, radiator and doors leading to the lounge and kitchen.

LOUNGE

3.89m x 3.20m (12'9" x 10'6")

Double glazed window to the front, feature stone fireplace with tiled hearth, wall light points, tv aerial point and double panelled radiator. Opening to the dining room.

DINING ROOM

3.40m x 2.79m (11'2" x 9'2")

Double glazed patio door to the garden and double panelled radiator. Door to kitchen.

KITCHEN

3.40m x 2.24m (11'2" x 7'4")

A range of base cupboards and drawers with marble effect worktops, single drainer sink unit with mixer tap and tiled splashback. Space for electric cooker, wall mounted Baxi gas fired central heating boiler, double glazed window and UPVC double glazed exterior door.

FIRST FLOOR LANDING

Double glazed window and loft access.

BEDROOM ONE

3.99m (max) x 3.10m (13'1" (max) x 10'2")

Double glazed window to the front with far reaching views over the surrounding area and across to distant hillside. Two double fitted wardrobes with locker storage cupboards about and radiator.

BEDROOM TWO

3.30m x 3.12m (10'10" x 10'3")

A double sized room with double glazed window to the rear, airing cupboard with hot water cylinder tank, coved ceiling and radiator.

BEDROOM THREE

3.05m x 1.96m (10'0" x 6'5")

Double glazed window to the front, built-in cupboard and radiator.

BATHROOM

1.96m x 1.68m (6'5" x 5'6")

Fitted with a white suite comprising tiled panelled bath, pedestal wash basin and low flush wc. Part tiled walls, radiator and double glazed window.

OUTSIDE

The property is approached over a long concrete paved driveway, which extends to the side of the property leading to the detached garage located to the rear.



FRONT GARDEN

Deep front lawned garden with low brick walling to the roadside, shrubbery borders with established bushes and shrubs, and an entrance from the driveway through to the rear garden.

REAR GARDEN

To the rear is a neat fully enclosed garden with lawn, paved patio area, shrubbery borders and timber garden shed.



DETACHED GARAGE

5.21m x 2.64m (17'1" x 8'8")

With up and over door and single glazed window timber framed window.

COUNCIL TAX

Flintshire County Council - Council Tax Band D.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the mini roundabout take the second right onto Chester Road. On reaching the large roundabout take the second exit towards Buckley and follow the road up the Pren Hill. Continue for approximately 0.5 mile and take the right turning into Springfield Road and thereafter second right into Daleside. Take the first right into Langford Crescent whereupon the property will be found on the right.

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

VIEWING

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

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

DCW/JF

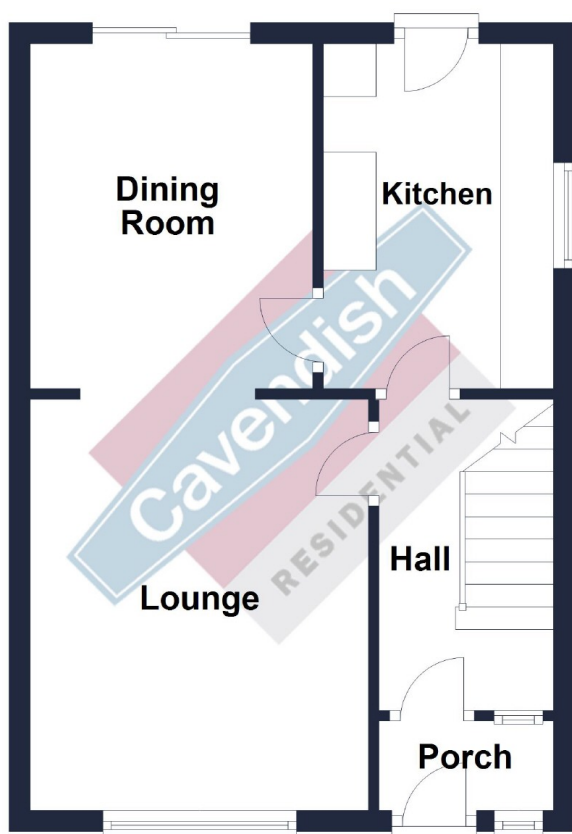
25 YEARS
Cavendish
RESIDENTIAL

25 YEARS AS YOUR
LOCAL PROPERTY EXPERT

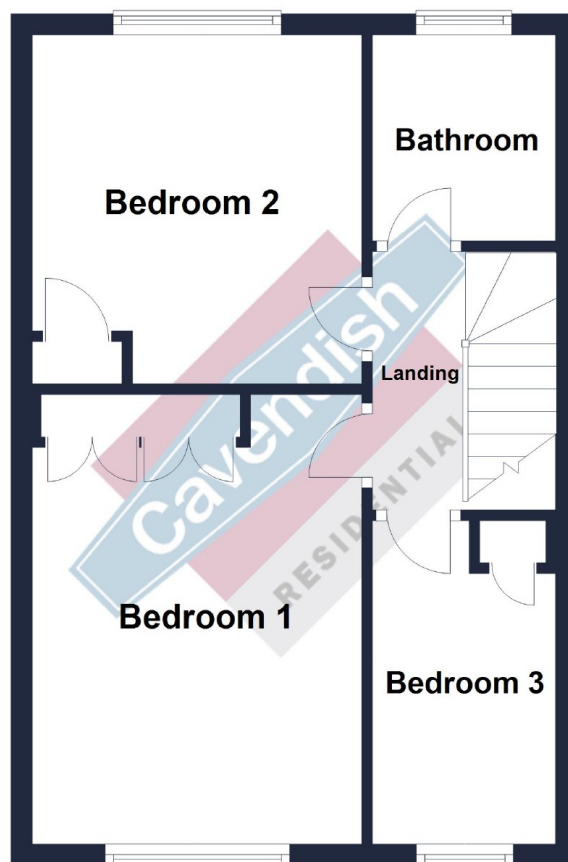
...experience matters

WWW.CAVENDISHRESIDENTIAL.COM

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

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.