



Catherall Avenue, Buckley CH7 3DA

Asking Price £230,000

A very nicely presented modern 3 bedroom detached house. The property benefits from a single garage, a landscaped garden and a wonderful spacious kitchen/diner with direct access via French Doors to the garden. PLEASE NOTE! This property began its marketing journey, during the Corona lockdown when we were prevented from entering properties, so all measurements, photos and details were provided by the vendor. The property briefly comprises: Hallway with stairs to the first floor, lounge, kitchen/diner and downstairs toilet to the ground floor with 3 bedrooms, ensuite and family bathroom to the first floor.

- Fabulous 3 bedroom modern detached house
- Spacious family, kitchen/diner
- Ensuite and family bathroom
- Landscaped garden
- Lovely corner position



Hallway

Front door to the centre opens into the hallway with tiled floor, doors to the lounge and kitchen, carpeted stairs to the first floor.

Lounge

5.22m x 3.10m (17'1" x 10'2")

Lovely light room with a window to the front and side. Carpeted flooring, wall mounted contemporary electric fire

Kitchen

5.19 x 3.05 (17'0" x 10'0")

Lovely spacious family space with a range of walnut style kitchen wall and base units with built in oven with microwave over, plus hob with extractor over to one end with plenty of space for a family table and chairs to the other, separated by a breakfast bar. Tiled flooring, Window to the rear and side plus French doors to the side garden. Tiled floor.

Downstairs toilet

1.5 x 1.11 (4'11" x 3'7")

White toilet and wash hand basin

Master Bedroom

3.20 x 3.17 (10'5" x 10'4")

Window to the front elevation, built in furniture., carpeted flooring, door to the en-suite

En-Suite

3.16 x 1.92 (10'4" x 6'3")

Modern bathroom with large shower, toilet and wash hand basin. Part tiled walls and tiled floor.

Bedroom 2

2.67 x 2.92 (8'9" x 9'6")

Built in wardrobe, carpeted flooring.

Bedroom 3

2.21 x 2.64 (7'3" x 8'7")

Double bedroom, carpeted flooring

Family Bathroom

1.70 x 2.10 (5'6" x 6'10")

Contemporary white suite comprising: bath with mains shower over and screen, toilet and wash hand basin. tiled around the bath and floor.

Garden

One half of the garden is Astro turf the other patio with a low fence to the middle and timber fence to the boundary.

Garage and parking

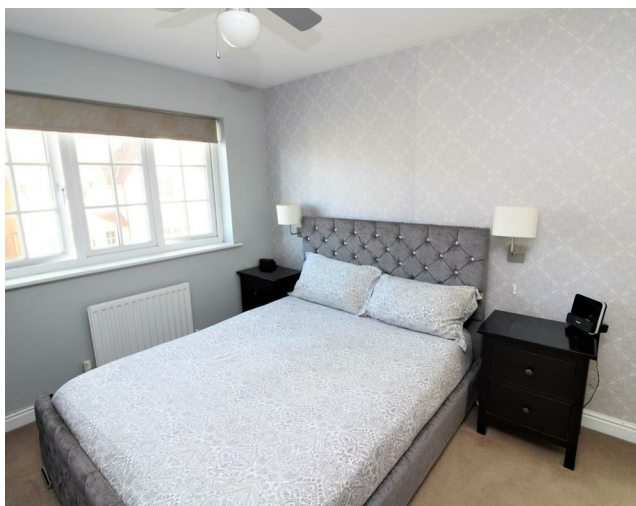
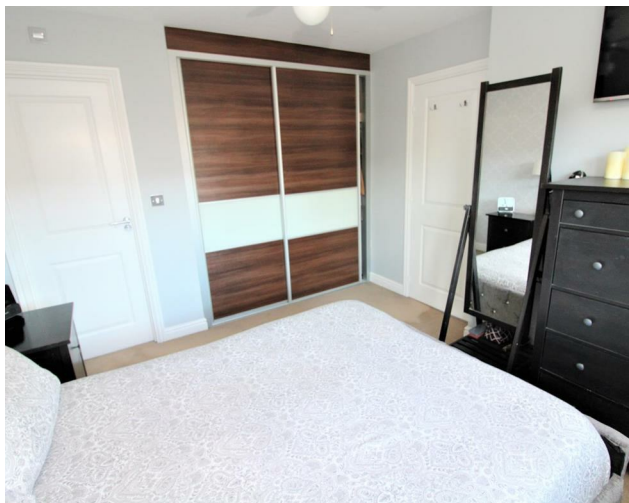
Single garage plus parking immediately in front.

Additional Information

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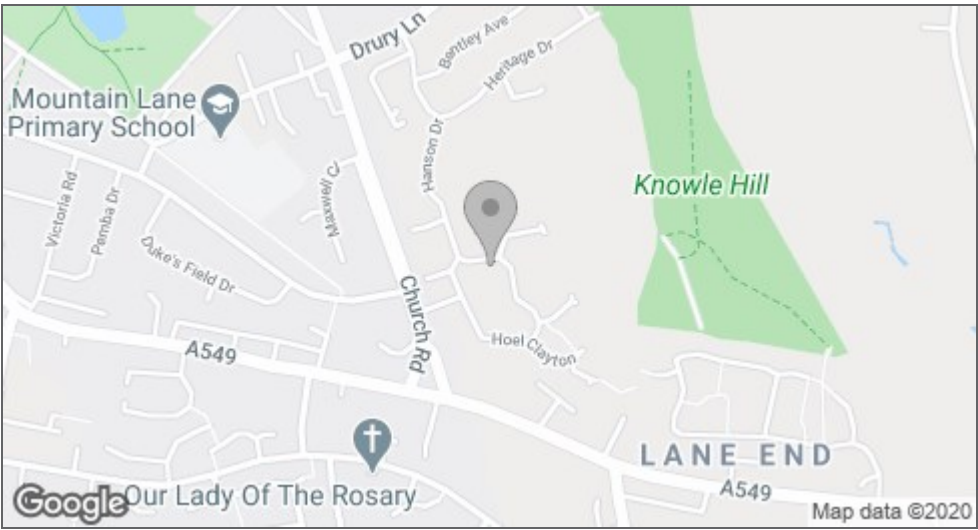












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

