



11 Brickbarn Close Buckley, Flintshire CH7 2GA

Are you looking for an immaculately presented modern three bedroom semi detached home in a quiet cul-de-sac close to the centre of Buckley with all the convenience that suggests, with generous off road parking, good sized rooms, peaceful and attractive gardens.....then this is a tremendous NewHome4U

- THREE BEDROOM FAMILY HOME
- FRENCH DOORS TO REAR GARDEN
- LOVELY ENCLOSED REAR GARDEN
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- IMMACULATE CONDITION
- STYLISH FRESHLY FITTED KITCHEN
- QUIET CUL-DE-SAC LOCATION
- GENEROUS THROUGH LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS & ONE GOOD SINGLE
- CLOSE TO TOWN CENTRE

Offers in excess of £179,995

FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410 it's definitely worth 5 minutes of your life, just see if they can beat your original quote, you have nothing to lose but could save so much ??

** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy **

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

It is an unspoken truth that many modern new-builds are a compromise. All too often what appears on paper to be a well equipped family home is in reality too small to contain all the many features the builders feel are necessary to tempt you. Then along comes something that bucks this trend and actually does what it says on the tin, and does it with style; this is one of those.

Brickbarn Close is to be found off Elfed Way and is a small cul-de-sac of well maintained homes giving an air of prosperity. Number 11 is the left hand half of a pair of semis with an open plan lawn to the front with a small clump of shrubbery providing some privacy from the road. Along the front elevation of the home, flowering plants give welcome splashes of colour in contrast to the attractive crushed slate of the path which leads to the front door. Beside this path, a drive runs down the side of the home giving space for at least two vehicles to be parked off the road before terminating at an ornamental wall with a wooden gate set into it, enclosing the rear garden.

Stepping inside we are greeted by a quality wood laminate floor and a door on the right into the downstairs cloakroom. This is another of those features that today's builders feel obliged to provide, in spite of there sometimes being insufficient space. Here however, we find an adequately spacious room, with a wall mounted hand basin and lavatory installed without compromising the space in the adjacent hallway.

Also to the right another door opens into the front facing lounge with its picture window overlooking the front garden. This is a good sized room with an interesting focal point in the form of two different 'fireplaces', one huge and the other far smaller. It would be possible to fit a real fire or log burner into either of these, leaving the remaining one as a feature or, as has been done here, fitting downlights into the larger one leaving the smaller to possibly accept a small log burner. What it does give you, is choice and a way to make your home different.

Moving to the rear of the home we move into the dining room area of this through room. Although narrower than the lounge there is still adequate space for a full sized table, indeed the one currently in place is enormously wide and still fails to overpower the room which can only be a good thing. The far wall features a large set of French doors opening onto the very attractive and enclosed rear garden.

Here a paved area runs across the full width of the home to the large garden shed and wooden gate out to the drive. On the rear elevation is a conveniently placed outside tap and a waterproof power outlet feeding the LED lighting. Beyond this paved section there is a sizeable lawn with attractively planted borders to either side before we come to the massive raised decking section. This, like the paving runs the full width of the plot and features a large planter to one side and space enough to allow al fresco dining in the fine style, to take maximum advantage of any summer we have remaining to us...

Returning indoors, the final door from the lounge reveals the kitchen with its practical vinyl flooring and units which are laid out in a 'U' shape with the sink to the far end beneath the rear facing window. To one side is a gas hob with electric fan oven beneath, while on the opposite side one of the units conceals the automatic washing machine. At the far end of the work top is space for a tall fridge/freezer. A door at the rear of the room opens into the under-stair store room which provides the all important space for parking the Hoover and all the 'stuff' we all think we need and also provides a home for the condensing tumble drier. Directly outside the back door is a large wood built workshop; a perfect man-cave or even, as the children grow, somewhere for them to run amok without disturbing anyone.

** please note - it is possible to block the lounge off and open up the kitchen / dining room area to create a more spacious entertaining space - but we would advise that you get a professional builder in to advise you first **

Climbing the stairs and turning to the front we come to the smallest bedroom. In common with virtually all other three bedroom semis, this is definitely a single bedroom but in these days of Boris telling us to work from home (this week anyway...) it would make a splendid office. In fact this is its current role and as such it appears very effective but equally, it would make an excellent nursery or child's bedroom.

Adjacent to here and also overlooking the front is the main bedroom, a deceptively large room made all the more so by the wall of huge fitted wardrobes in addition to the similarly styled free standing wardrobe alongside. The presence of these makes the lack of other free standing furniture irrelevant as storage is more than catered for but it does demonstrate the amount of space available.

Towards the rear is the second double bedroom with its pleasing views over the garden. This, although slightly smaller is nevertheless a good size, shown by the way it currently contains a double bed with twin bedside cabinets and a huge double width chest of drawers/vanity unit without feeling at all cramped.



Last but not least we come to the lovely and modern bathroom. This has been attractively fitted out in fashionable grey tiling and features a tall stainless steel heated towel rail/radiator, lavatory, unitary hand basin with storage beneath and a bath with a glass side screen. This protects the room from any over-exuberant use of the twin headed rain shower above the bath which draws its hot water directly from the home's heating system, ensuring you are never taken by surprise by an unexpected blast of icy water when you least expect it. The boiler for the heating system is found in the attic space which offers both power and light and has been boarded out for ease of access.

Useful information:

COUNCIL TAX BAND: C

ELECTRIC & GAS BILLS: £66 pm (based on present owners usage)

WATER BILL: £13 pm (based on present owners usage)

****PLEASE NOTE**** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this is a terrific home, beautifully presented and well located too, offering more accommodation than you would expect and appealingly priced within the reach of many first-time buyers. This puts it firmly in the sights of a young family who would be ideally placed to take advantage of the nearby schools and leisure facilities, along with everything else Buckley has to offer. Its location makes commuting as easy as it will ever be, with buses to Mold, Chester, Deeside and Ellesmere Port and simple access to all the major road networks for venturing further afield. In fact almost whatever you need; it can offer.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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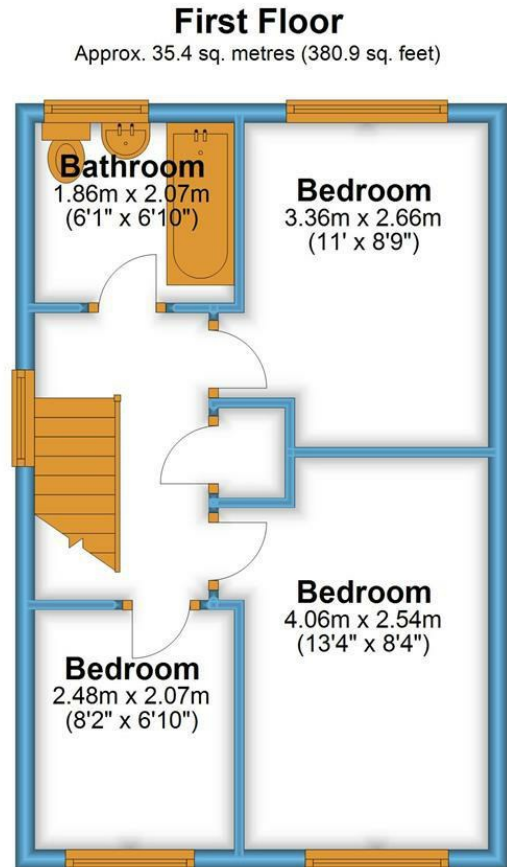
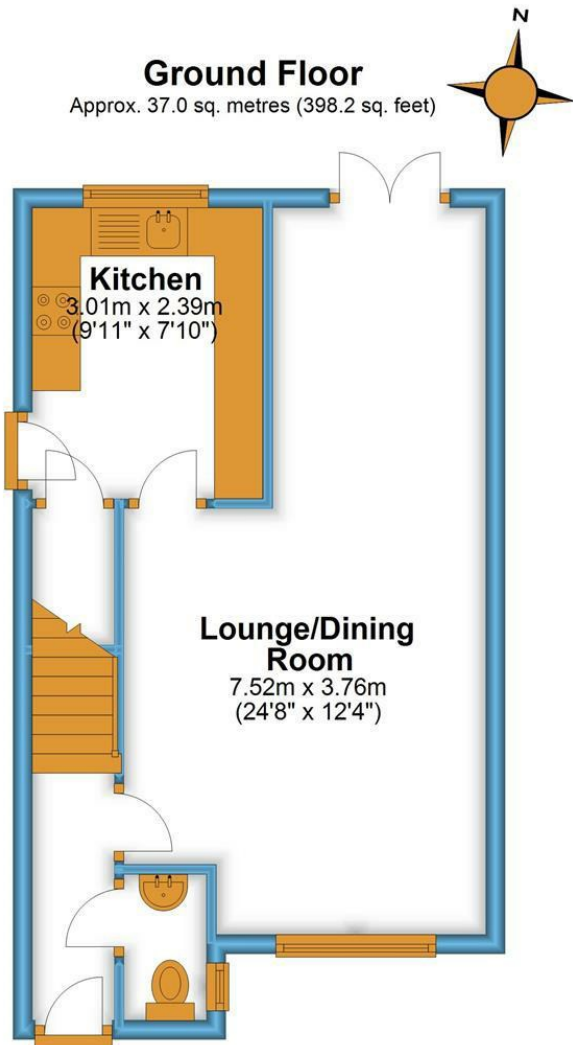
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(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Total area: approx. 72.4 sq. metres (779.1 sq. feet)



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