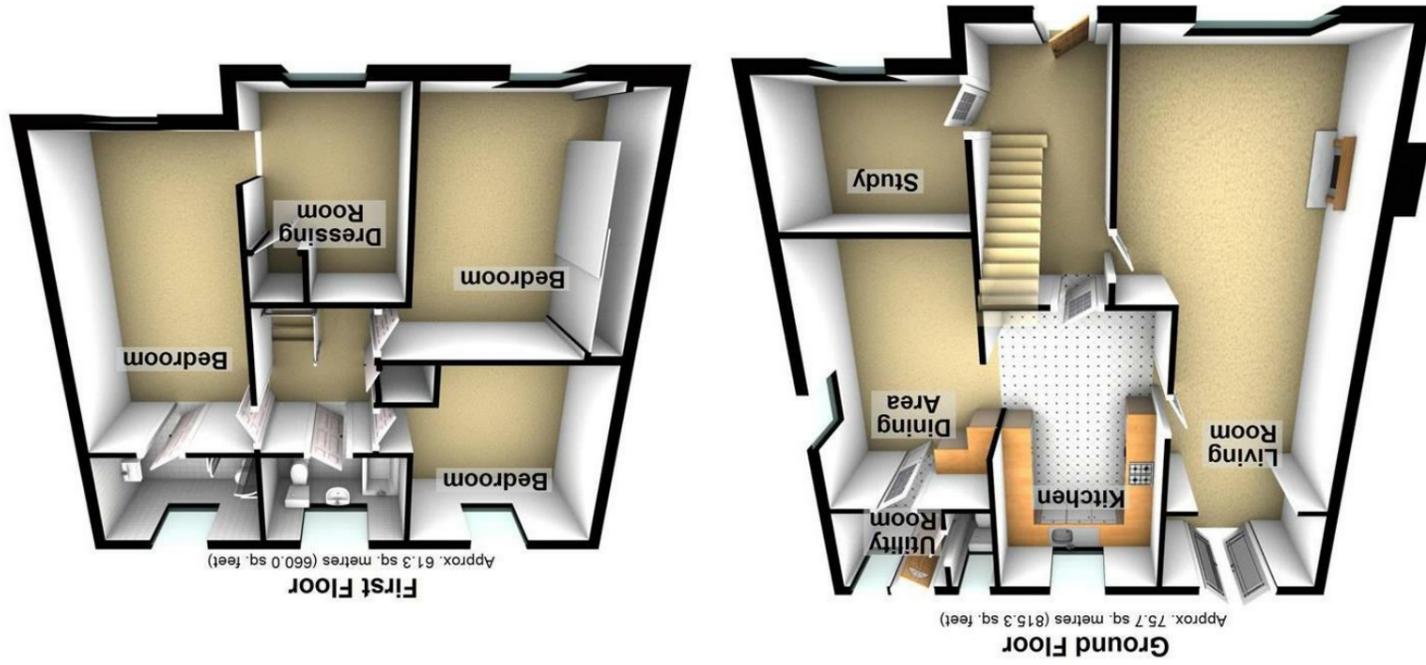


Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (92-100)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (29-38)	F (51-60)
G (13-28)	G (61-80)

Total area: approx. 137.1 sq. metres (1475.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



OAK TREE CLOSE, BUCKLEY

£250,000

NO ONWARD CHAIN - SOUGHT AFTER LOCATION - A spacious three double bedroom detached family home conveniently set within walking distance of Mountain Lane Primary School, Elfed High School and The Common. In brief the property comprises of; Entrance hall, study, lounge, sitting area, kitchen/dining room, utility and cloakroom/wc. To the first floor there are three double bedrooms and a family bathroom. To the master bedrooms there is an en suite and walk in wardrobes/dressing room. Outside there are gardens to the front, side and rear, off road parking and detached garage with power. The property also benefits from gas fired central heating and double glazing.

Entrance Hall

Wood effect laminate flooring, radiator, power points, stairs rising to the first floor, doors off to study, lounge and kitchen.

Lounge

29'11" x 12'1" (9.14 x 3.69)

Double glazed window to the front, radiator, power points, wood effect laminate flooring, feature fireplace housing gas fire and double doors to the rear garden.

Kitchen

17'4" x 9'2" (5.29 x 2.81)

Fitted kitchen comprising of wall, base and drawer units with worktop surface over, tiled splashback, inset sink unit, integrated oven and hob with extractor over, integrated dishwasher, breakfast bar, radiator, power points, spotlights, tiled flooring continued to the dining area, double glazed window to the rear, opening to the dining area and door to the lounge.

Dining Area

15'4" x 8'11" (4.68 x 2.72)

Double glazed window to the side, radiator, power points, tiled flooring and door to the utility.

Utility Room

Double glazed window to the rear, door to the rear, tiled flooring, wall mounted gas fired boiler, space and plumbing for a washing machine, space for a fridge freezer and door to the cloakroom/wc.

Cloakroom/WC

Double glazed window to the rear, tiled flooring, low flush wc and wash hand basin with tiled splashback.

Study

8'11" x 6'9" (2.72 x 2.06)

Double glazed window to the front, radiator, power points and wood effect laminate flooring.



First Floor Landing

Loft access point, airing cupboard, power points and doors off to bedrooms and bathroom.

Bedroom One

16'6" x 8'11" (5.04 x 2.72)

Double glazed window to the front, radiator, power points, opening to the dressing room with storage cupboard and door off to the end suite.

En Suite

Three piece suite comprising of tiled shower cubicle, low flush wc and wash hand basin. Double glazed window to the rear, ladder style radiator, tiled walls throughout and loft access point.

Bedroom Two

12'11" x 10'8" (3.94 x 3.26)

Double glazed window to the front, wood effect laminate flooring, power points, radiator and fitted wardrobes with mirrored sliding doors.

Bedroom Three

11'1" x 10'3" (3.38 x 3.14)

Double glazed window to the rear, wood effect laminate flooring, radiator and power points.

Bathroom

Three piece white suite comprising of panel enclosed bath with shower over, low flush wc and wash hand basin. Tiled floor and walls, chrome effect ladder style radiator and double glazed window to the rear.

Outside

The property is approached through a single wrought iron gate with paved pathway leading to the front entrance. The front garden is mainly laid to lawn and continues to the side of the property and is completely by conifers. The driveway is to the side of the property with parking for two cars and detached garage. The rear is low maintenance with paved patio area and enclosed by timber panelled fencing.

We Can Help

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

FREE VALUATION – Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

