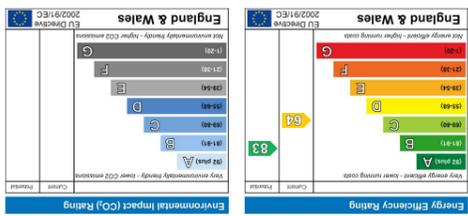


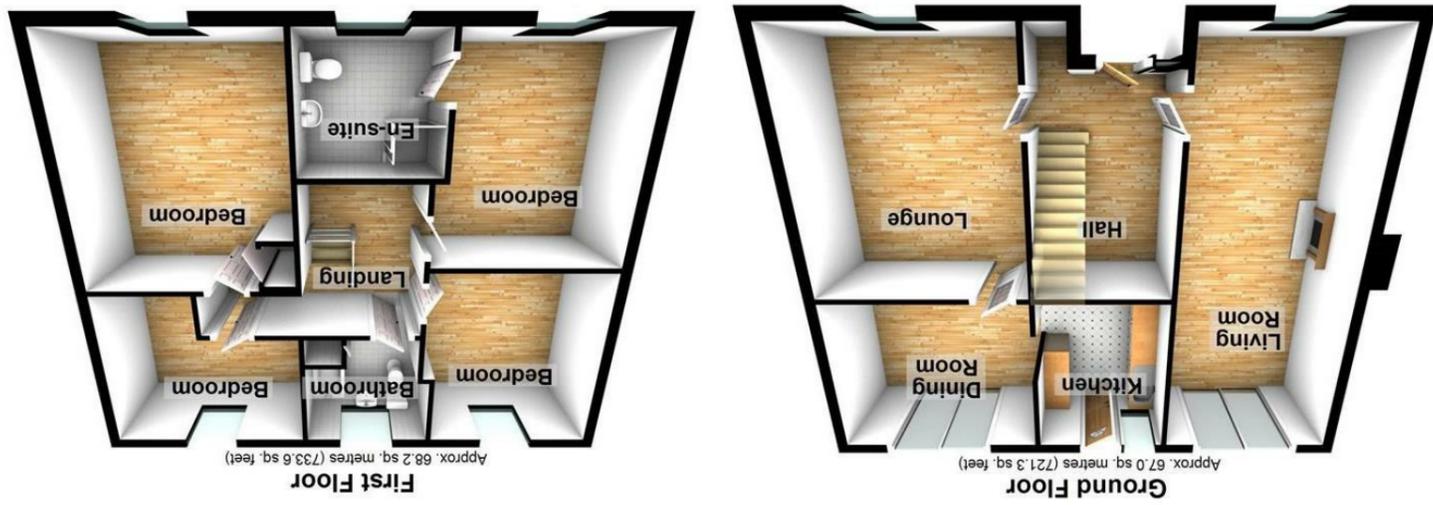
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Total area: approx. 135.2 sq. metres (1454.9 sq. feet)



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.



DELAMERE AVENUE, BUCKLEY

£200,000



NO ONWARD CHAIN | VIEWING IS HIGHLY RECOMMENDED. A well presented, deceptively spacious four bedroom semi detached house situated on the corner of Delamere Avenue, a short distance from Buckley Town Centre & local amenities. In brief the property comprises of; Entrance hall, living room, sitting room, dining room & kitchen. To the first floor; bedroom one, bedroom two with en suite, bedroom three, bedroom four and modern family bathroom. Externally the property benefits from a front & rear garden, the front garden is fully enclosed with tall hedging, lawn and pond area with a gate leading onto the cobble stoned driveway with parking for multiple cars. The rear garden benefits from being low maintenance with decorative paved slabs, block paving & decked patio area with artificial grass. The rear garden also has a pergola with power and over head heater, making it a great space for entertaining. This property benefits from double glazing & gas central heating.

ENTRANCE HALL

6'6" x 7'7" (2.00 x 2.32)

Spacious entrance hall laid with wood effect laminate flooring, stairs rising to the first floor, door to side leading into lounge & door to opposite side leading into sitting room. Radiator, power points, fitted shoe storage to rear & cupboard housing fuse box.

LOUNGE

14'0" x 11'10" (4.29 x 3.62)

Window to front, wood effect laminate flooring, radiator, TV and power points. Door to rear leading into dining room, door to side leading into entrance hall.

LIVING ROOM

24'4" x 9'10" (7.43 x 3.02)

Window to front, patio patio doors to rear leading out onto the timber decked patio area. Radiator, TV & power points, gas fire with decorative surround.

DINING ROOM

10'0" x 11'10" (3.05 x 3.62)

Wood effect laminate flooring, opening to side leading into the kitchen, sliding doors to rear opening onto the outdoor seating area, radiator & power points.

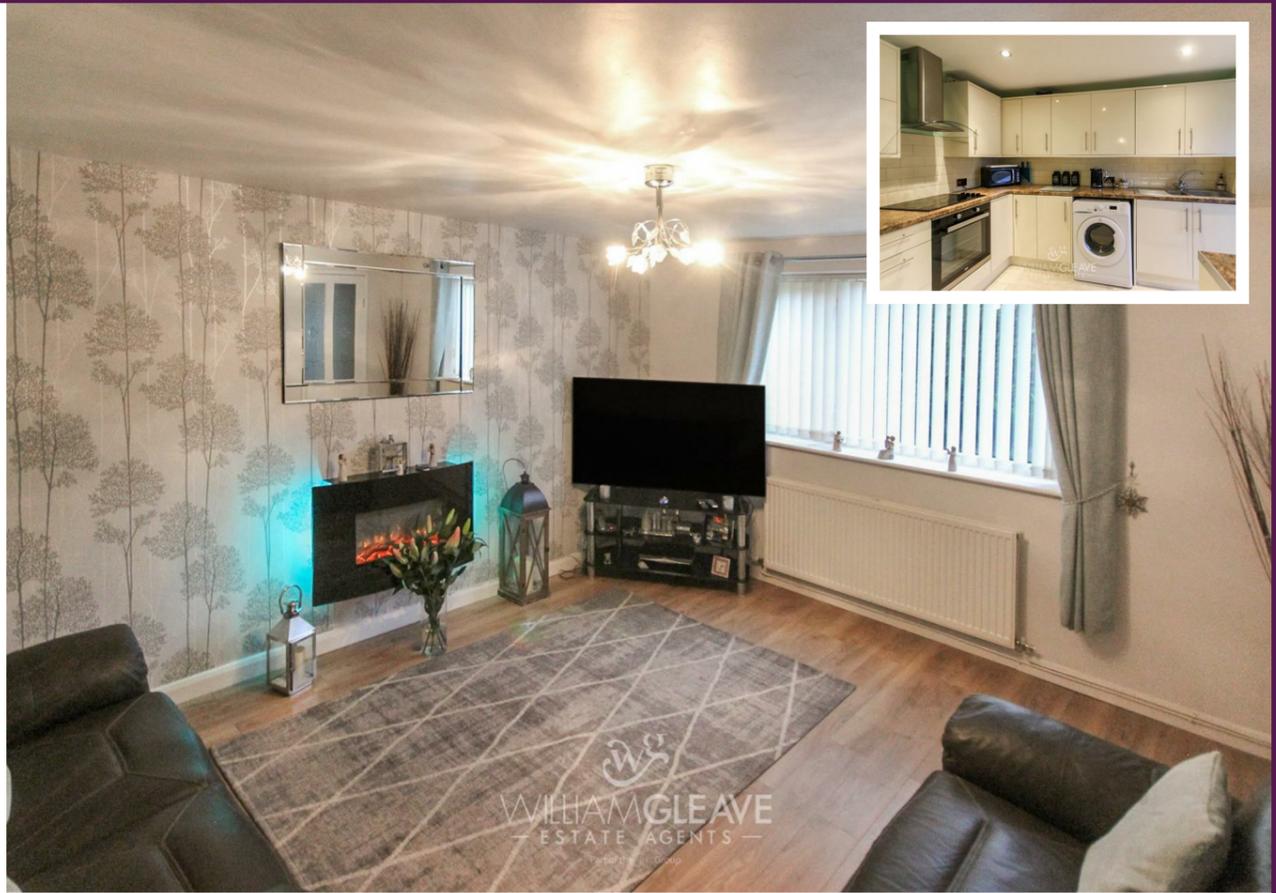
KITCHEN

10'0" x 7'7" (3.05 x 2.32)

Fitted kitchen comprising of wall, base & drawer units with worktop surface over, tiled splash back & integrated wine rack, inset stainless steel sink unit with mixer tap, integrated electric oven, hob, extractor and space for appliances. Frosted window & door to rear, tiled flooring, spotlights, power points.

FIRST FLOOR LANDING

Spacious landing with doors leading off to the bedrooms and bathroom, access to loft through ceiling hatches, power points.



BEDROOM ONE

13'7" x 11'10" (4.16 x 3.62)

Window to front, radiator and power points, fitted wardrobes to side and storage cupboard with shelves.

BEDROOM TWO

12'2" x 6'6" (3.72 x 2.00)

Window to front, radiator and power points, door to side leading into en suite.

EN SUITE

Comprising of enclosed shower, saniflo WC & wash hand basin with vanity cupboard, storage to side with rails and shelves, part tiled walls, frosted window to front and radiator.

BEDROOM THREE

11'10" x 10'7" (3.61 x 3.25)

Window to rear overlooking rear garden, radiator & power points.

BEDROOM FOUR

11'10" x 10'7" (3.61 x 3.25)

Window to rear overlooking garden, radiator and power points.

BATHROOM

Frosted window to rear, low flush WC & wash hand basin within concealed vanity unit, bath with shower over.

EXTERNALLY

The front of the property is enclosed with tall hedging, a short pathway leads to the front door and wraps around to the side garden which comprises of a lawn with pond area, shed to rear, with a timber gate leading onto the driveway. The rear garden benefits from being low maintenance, with decorative paved patio areas, raised decked area with artificial grass, Pergola with artificial grass underneath, power & overhead heater & garden shed. There is a gate to the rear side which leads onto the driveway.

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!

