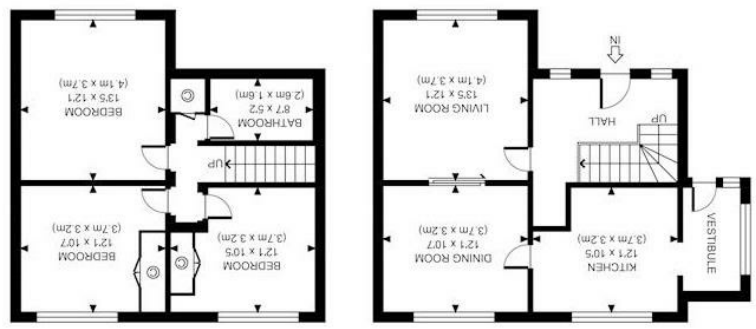
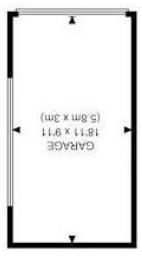


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 564 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 539 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1311 SQ FT / 122 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1123 SQ FT / 104 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Redmires date 11/2/22 photoplan

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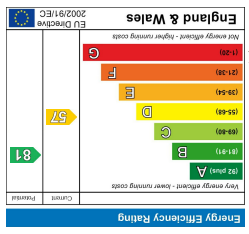
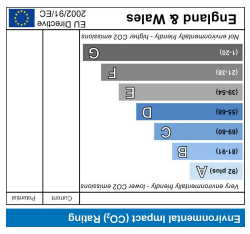




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

MOLD ROAD, BUCKLEY

Offers In Excess Of £210,000

WILLIAMGLEAVE
ESTATE AGENTS

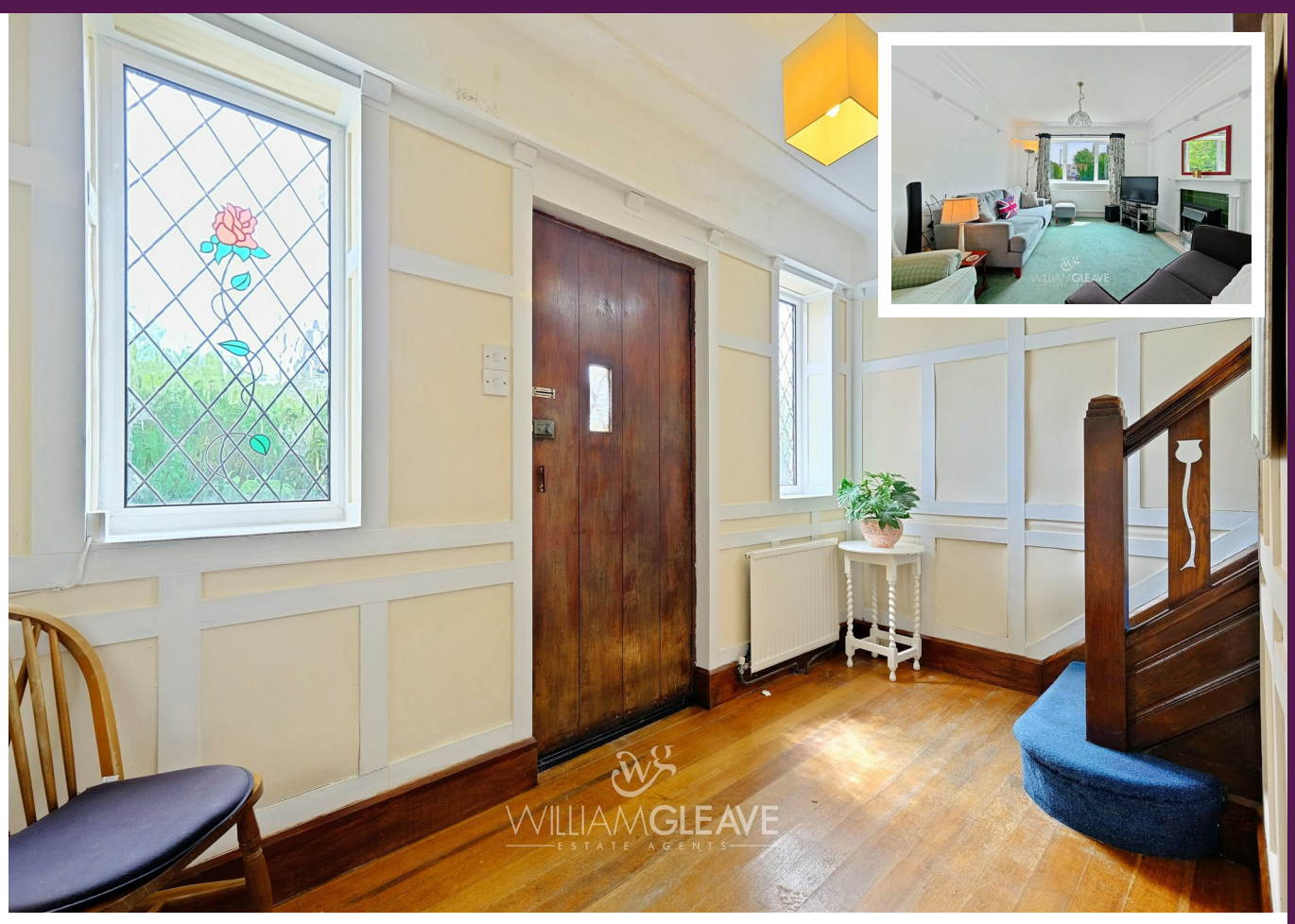
No Onward Chain | Traditional Three Bed Semi Detached | In Need of Some Modernisation | A deceptively spacious three bedroom semi detached family home situated on a private lane just off Mold Road in Buckley, a stones throw away from local amenities and located within a short distance of main commuter links. In brief the property comprises of; spacious entrance hall with storage cupboard, kitchen/breakfast room, utility, dining room and living room. The first floor offers three double bedrooms and main bathroom with three piece en suite.
Outside there is a detached garage with up and over door, private garden to rear with paved patio and pond area and a generous lawn area to the front of the property with mature shrubs and hedging. The property also benefits from a driveway with parking for multiple vehicles. Viewing is highly recommended.

Entrance Hall
Spacious entrance hall with stained glass windows to front elevation, stairs rising to the first floor, under stair storage cupboard. Doors leading into the dining room and kitchen.

Kitchen/Breakfast Room
12'1" x 10'5" (3.7 x 3.2)
Comprising of white coloured fitted base and drawer units with contrasting work top surface, inset stainless steel sink with drainer complete with a subway tiled splashback. There are a range of integrated appliances to include electric oven, hob with extractor and additional space for whitegoods. Opening to side with step down to the utility.

Utility
Windows to side and front with external door leading out to the front of the property, worktop surface, tiled splashback, plumbing for washing machine, opening into kitchen.

Dining Room
12'1" x 10'5" (3.7 x 3.2)
Window to the rear elevation, radiator, power points, door to side leading into the hallway, opening with sliding doors into the living room.



Living Room
13'5" x 12'1" (4.1 x 3.7)
Window to the front elevation, feature fire place to side with electric fire, door to side into hallway, sliding doors to the rear opening into the dining room, radiator and power points.

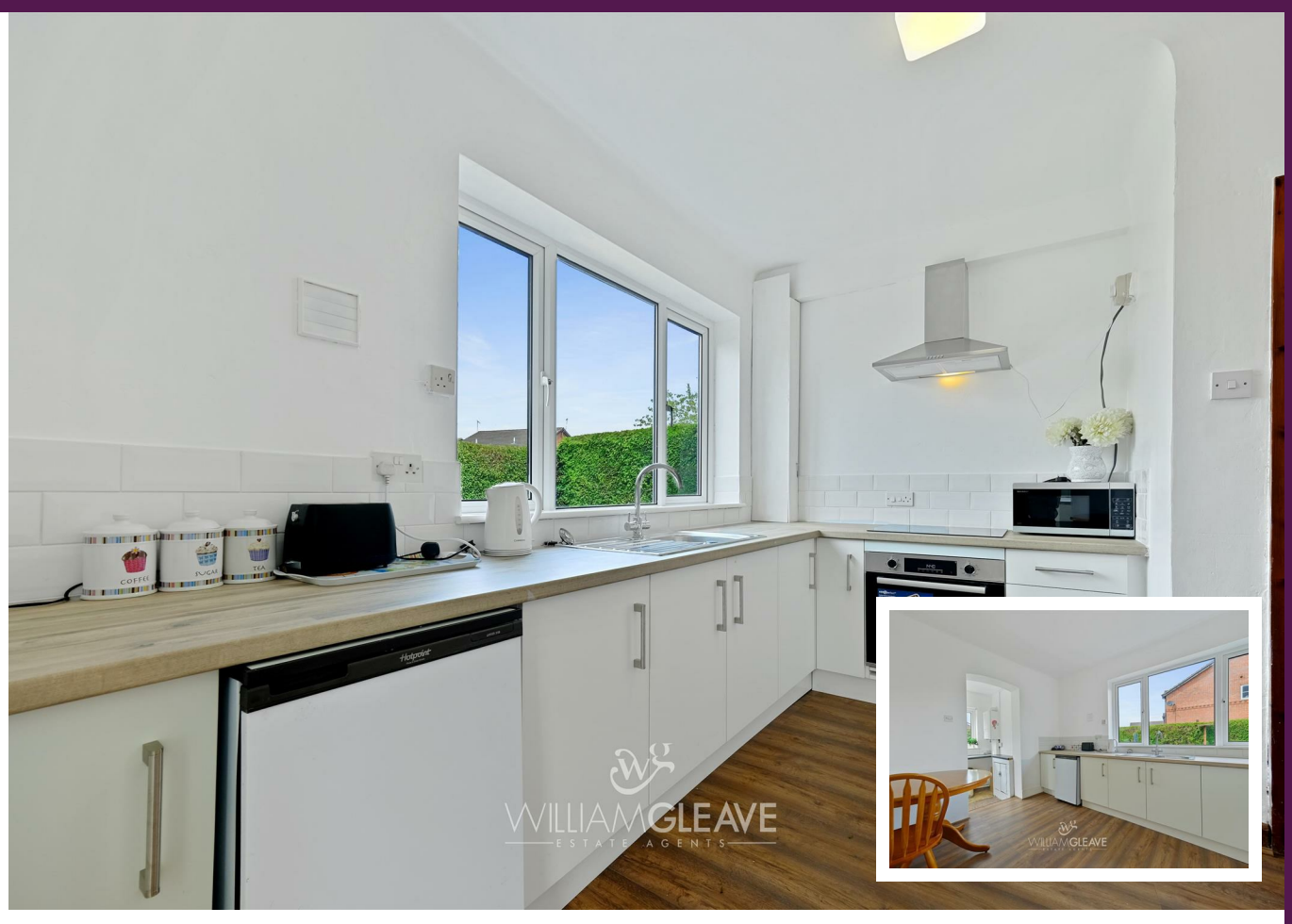
First Floor Landing
Stained glass window to the side elevation, storage cupboard with shelving, access to loft via ceiling hatch, doors off to bedrooms and bathroom.

Bedroom One
13'5" x 12'1" (4.1 x 3.7)
Spacious double bedroom, window to the front elevation, radiator and power points.

Bedroom Two
12'1" x 10'5" (3.7 x 3.2)
Double bedroom, window to the rear elevation, fitted wardrobes to the side, radiator and power points.

Bedroom Three
12'1" x 10'5" (3.7 x 3.2)
Window to the rear elevation, radiator, power points, fitted wardrobes to the side.

Bathroom
Three piece suite comprising of a low flush WC, wash hand basin, bath with electric shower over and glass screen. Part tiled walls, chrome towel radiator, radiator to side.

Externally
The driveway is accessed from the private lane and leads to the side of the property to the detached single garage, accessed via the up and over door. There is a private garden to rear with paved patio and pond area and a generous lawn area to the front of the property with mature shrubs and hedging.

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William Gleave Estate Agents are one of the leading independent, respected estate agents in North Wales. Whether you are thinking of selling, renting, buying or just need some friendly advice, William Gleave are here to help. We understand the process can be daunting however, if you're a first-time buyer or an experienced landlord, our experienced teams are here to ensure everything runs smoothly. Call us today on 01244 543 651