



  
**WILLIAMGLEAVE**  
ESTATE AGENTS

6 Sunningdale, Buckley, CH7 2QU  
Offers In Excess Of £280,000



SOUGHT AFTER LOCATION | MODERN FITTED KITCHEN | LOW MAINTENANCE LANDSCAPED REAR GARDEN - A well presented and spacious three bedroom detached bungalow situated on the quiet cul-de-sac of Sunningdale, just a short distance from the town centre and within easy access of main road links. In brief the property comprises of; Porch with storage, living room, inner hall, modern fitted kitchen/breakfast room leading through to the large conservatory currently used as a sitting & dining room with double doors opening out to the rear garden. There are three bedrooms, two of which are double and a modern shower room. Outside there is ample parking to the front of the property with a block paved driveway leading to the garage which can be accessed via the up and over door. The front garden is well maintained and benefits from being low maintenance. The rear garden comprises of a paved patio area with grass lawn and raised borders all enclosed by timber panelled fencing. The garden also benefits from a sunny, private aspect. Viewing is highly recommended to appreciate this bungalow.



- Spacious Detached Bungalow
- Lounge, Kitchen/Breakfast Room
- Large Conservatory Overlooking Rear Garden
- Three Bedrooms, Modern Shower Room
- Block Paved Driveway & Garage With Power
- Well Maintained Private Rear Garden











**Entrance Hall**  
Wood effect laminate flooring, radiator, power points, storage cupboard housing a Worcester gas fired boiler, door opening into the lounge.

**Lounge**  
15'10" x 12'3"  
Double glazed window to the front, radiator, power points, television point, feature fireplace housing a coal effect living flame gas fire, door to the inner hall.

**Inner Hall**  
Wood effect laminate flooring, radiator, power points, loft access point and doors off to bedrooms, shower room and kitchen/breakfast room.

**Kitchen/Breakfast Room**  
12'2" x 9'4"  
Modern shaker style grey coloured fitted kitchen comprising of wall, base and drawer units with contrasting worktop surface over. Composite sink with swan neck mixer tap, range style cooker and space for additional white goods. Tiled flooring, radiator, power points, double glazed window to side and double glazed sliding patio door to rear leading through to the conservatory.

**Conservatory**  
22'9" x 11'11"  
A spacious brick and double-glazed construction currently used as a sitting/dining room with double glazed windows to the sides and rear, radiators, power points, door to the side and double door to the rear opening out to the rear garden.

**Bedroom One**  
14'7" x 9'4"  
Double glazed window to the side elevation, wood effect laminate flooring, radiator, power points and built-in storage.

**Bedroom Two**  
12'10" x 9'4"  
Double glazed sliding patio door to the conservatory and double glazed window to side elevation, wood effect laminate flooring, radiator and power points.

**Bedroom Three**  
8'7" x 7'4"  
Double glazed window to the side elevation, radiator and power points.

**Shower Room**  
Modern suite comprising of double shower cubicle with double head unit, low flush wc and vanity unit hand wash basin with mixer tap, ladder style radiator, spotlights, fully tiled walls and flooring and obscure glass double glazed windows to the side.

**Externally**  
The front of the property comprises of a block paved driveway and a landscaped lawn encompassed by mature planting and slate border. There is a driveway to the side allowing tandem parking for multiple vehicles leading onto the garage which can be accessed via the up and over door. To the opposing side of the property there is a walkway which leads to a timber gate providing access to the rear garden. To the rear of the bungalow there is a paved patio area leading onto a well-maintained grass lawn, bordered by slate and raised borders. There is access to the garage via a uPVC door to the side and a further raised section of artificial grass lawn to the rear of the garage. The garden is enclosed by a combination of brick wall and timber fencing and benefits from a sunny, private aspect.

**We Can Help!**  
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.

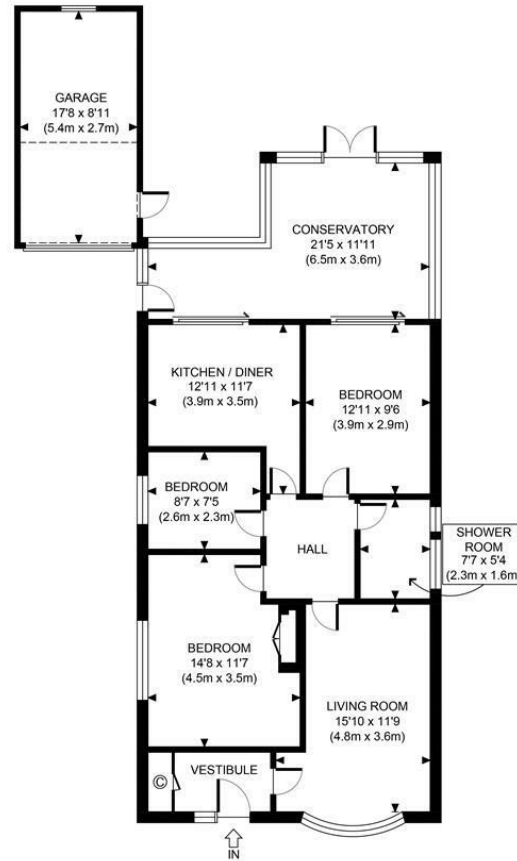




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GROSS INTERNAL FLOOR AREA WITH GARAGE 1166 SQ FT  
FLOOR AREA WITHOUT GARAGE 1008 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1166 SQ FT / 108 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1008 SQ FT / 94 SQM</p> <p><small>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.</small></p>	<p>Sunningdale Buckley</p> <p><small>date 29/11/22</small></p> <p><b>photoplan</b></p>
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 