

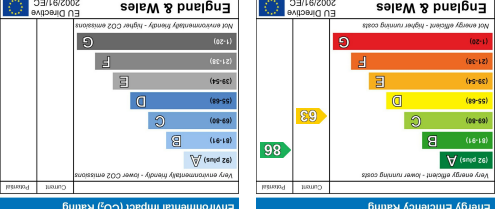
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WILLIAM GLEAVE  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
1202.09 ft<sup>2</sup>  
111.68 m<sup>2</sup>

Reduced headroom  
9.49 ft<sup>2</sup>  
0.88 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**MOLD ROAD, BUCKLEY**  
**O.I.R.O £150,000**





NO ONWARD CHAIN | CHARACTER FEATURES | A former HMO, this spacious three bed semi-detached property is situated on Mold Road within walking distance of Buckley Town Centre and its amenities. In brief the property comprises of a porch, entrance hall with Minton flooring, two reception rooms and a spacious kitchen/diner with ample storage space under the stairs. To the first floor there are three bedrooms and a large bathroom with four-piece suite. Externally the property has a front garden with low brick wall, a path to the side of the property leads to the rear garden with patio area and slightly raised grass lawn. The garden also has two outbuilding ideals for storage and is enclosed by a brick wall and hedging. This property offers huge potential and viewing is highly recommended.

**\*\*Please note this property does not have parking\*\***

**PORCH**

Entering through the PVC front door, the porch has Minton style flooring, partly tiled walls, door to rear leading into the entrance hall.

**ENTRANCE HALL**

A spacious hallway with stairs rising to the first floor, Minton flooring, radiator to side. Doors lead off to the two reception rooms and kitchen/diner.

**LIVING ROOM**

A good sized reception room with a window to the front elevation, radiator and power points.

**DINING ROOM**

A versatile room offering a second reception room/dining room or fourth bedroom. There is a window to the rear elevation, radiator and power points.

**KITCHEN / DINER**

A spacious kitchen/diner offering ample space for a family sized dining table, benefitting from a dual aspect with uPVC double glazed windows to the rear and side elevation and a door to the side which leads out to the garden. The kitchen itself comprises from a range of cream coloured, shaker style, wall, base and drawer units with complimentary wooden style worktop and inset stainless steel sink with drainer and mixer tap. There are a range of integrated appliances to include an electric oven, four ring hob, extractor hood and allocated space for white goods. The combi boiler is wall mounted and housed within the kitchen, there is storage under the stairs, access to a loft space via a ceiling hatch, tiled flooring, radiator and power points.

**FIRST FLOOR LANDING**

With doors leading off to the bedrooms and bathroom, airing cupboard complete with shelving, power points.



**BEDROOM ONE**

A good sized double bedroom with a window to the rear elevation, radiator and power points.

**BEDROOM TWO**

A double bedrooms with a window to the front elevation, feature fireplace, radiator and power points.

**BEDROOM THREE**

The smaller of the three bedrooms, there is a window to the front elevation, radiator and power points.

**BATHROOM**

A white coloured four piece suite comprising of a panel enclosed bath, pedestal wash hand basin, low flush wc and a electric walk in shower. The bathroom is partly tiled with white coloured tiles, wood effect vinyl flooring, frosted window to the rear elevation, radiator to side. Access is also available to the loft via the ceiling loft hatch.

**EXTERNALLY**

Externally the property has a front garden with low brick wall, a path to the side of the property leads to the rear garden with patio area and slightly raised grass lawn. The garden also has two outbuilding ideals for storage and is enclosed by a brick wall and hedging.

**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.

