



SOUGHT AFTER RESIDENTIAL ESTATE | WELL PRESENTED THROUGHOUT | CORNER PLOT - A well presented and spacious three bedroom detached family home situated on the much sought after St Matthews Estate in Buckley. A fantastic location for transport links offering easy access to the A55 Expressway whilst also being a short distance to Buckley Town Centre. In brief the property comprises of; Entrance hall, WC, spacious living room with feature fireplace, snug with patio doors opening onto the decked patio, modern kitchen and dining room. To the first floor there are three bedrooms, modern en suite to the main bedroom and family bathroom with three-piece suite. Outside there is off road parking to the front, landscaped lawn, garage and to the rear a well maintained garden with timber decked patio area and grass lawn with well stocked borders. The garden is the perfect spot for relaxing over the summer months offering a sunny aspect and is fully enclosed with access to to the side of the property via a timber gate.



- SOUGHT AFTER ESTATE
- CORNER PLOT
- WELL PRESENTED THROUGHOUT
- LIVING ROOM, SNUG, KITCHEN & DINING ROOM
- MAIN BEDROOM WITH EN SUITE
- LANDSCAPED REAR GARDEN
- VIEWING IS HIGHLY RECOMMENDED







Entrance Hall

Leading through the front door, there is a window to the side, door to the cloakroom/wc and door to the living room.

WC

Frosted window to the front elevation,, radiator, low flush wc and wash hand basin.

Living Room

A spacious living room with a double glazed window to the front elevation, feature fireplace, radiator, power points, television point. Stairs rising to the first floor, glazed double doors to the rear open through to the snug and a door leads into the kitchen.

Snug

Currently used as a snug with sliding patio doors opening out onto the decked patio area, radiator and power points.

Kitchen

A handleless modern fitted kitchen comprising from wall, base and drawer units with complementary wood effect worktop surface, inset sink with drainer and mixer tap. There are integrated appliances to include a gas hob, cooker hood and oven. There is a window to the rear elevation, useful under stairs storage cupboard, laminate flooring, power points, door to side leading into the dining room.

Dining Room

A versatile space with an integral door leading into the garage and a door leading out to the garden, there is ample space for a dining table and benefits from being light and airy with a window to the rear elevation. Wood effect laminate flooring, radiator to side.

First Floor Landing

Window to the side elevation, storage cupboard, power points, access to the loft via a ceiling hatch.

Bedroom One

uPVC double glazed window to the front elevation, fitted wardrobes and overbed storage, radiator, power points, door to side leading into the en suite.

En Suite

Modern suite comprising of wash basin with mixer tap and vanity unit, mains powered shower, low level WC, partly tiled walls and chrome ladder style radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Three-piece suite comprising of a panel enclosed bath with electric shower over and screen, low flush wc and wash hand basin. Partly tiled walls, radiator, window to the rear elevation.

Garage

Accessed via the up and over door from the driveway, the garage is complete with power and lighting and benefits from an integral door.

Externally

Outside there is off road parking to the front, landscaped lawn, garage and to the rear a well maintained garden with timber decked patio area and grass lawn with well stocked borders. The garden is the perfect spot for relaxing over the summer months offering a sunny aspect and is fully enclosed with access to to the side of the property via a timber gate.

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!



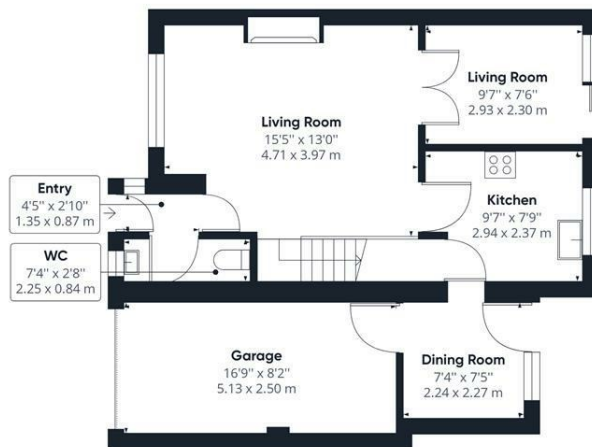


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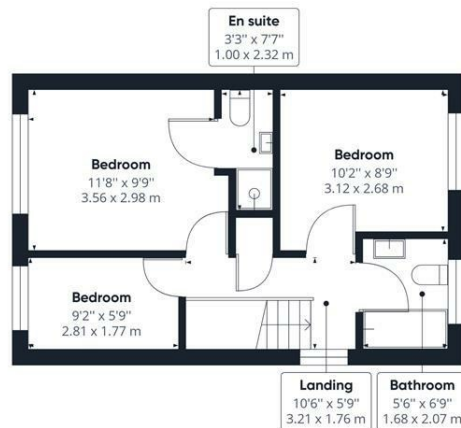
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Floor 0



Floor 1



Approximate total area⁽¹⁾

981.36 ft²
91.17 m²

(1) Excluding balconies and terraces.

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

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	