



  
**WILLIAMGLEAVE**  
ESTATE AGENTS

Oakdale, Padeswood Road South, Buckley, Flintshire, CH7

£200,000

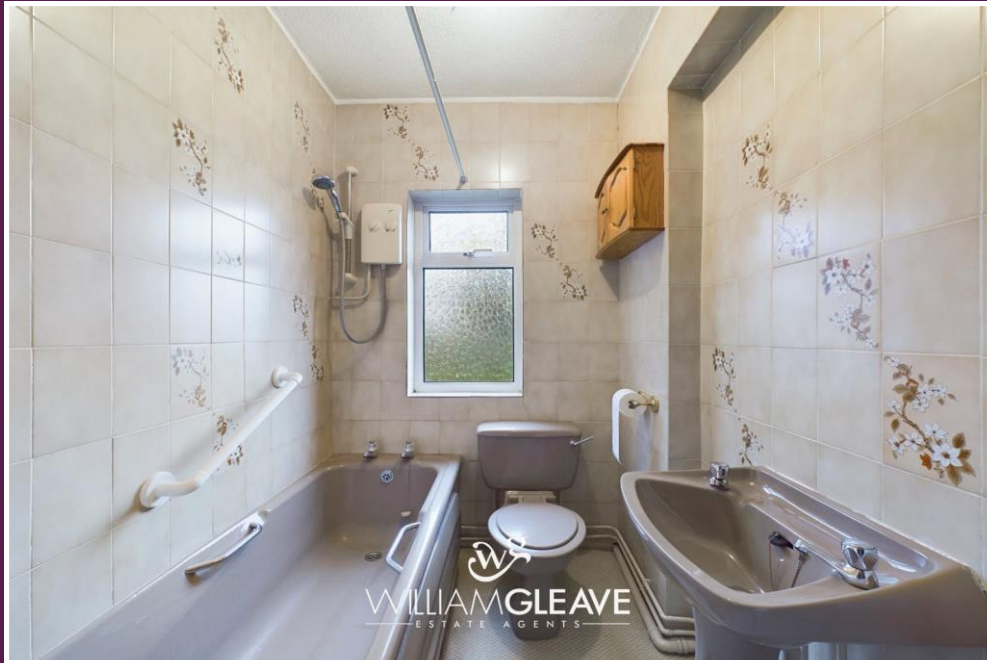
No Onward Chain | Open Aspect to The Rear - A two-bedroom semi-detached bungalow situated on the highly sought after Padeswood Road South, a short distance from Buckley Town Centre and ideally located within close proximity of main commuter links such as the A55 Expressway. In brief, the property comprises of; lounge with feature fire, fitted kitchen benefitting from some integrated appliances, two further reception rooms, two bedrooms (one of which is a double with fitted wardrobes), and bathroom complete with three-piece suite. Externally, to the front of the property there is allocated parking for one vehicle and a gravel section to the side which could be utilised for further parking. The rear garden benefits from an open aspect with views overlooking farmers' fields and is mostly laid to lawn. The garden is enclosed by a variety of evergreen hedging, timber fencing and brick wall. Viewing is highly recommended.



- No Onward Chain
- Two Bedroom Semi Detached Bungalow
- Highly Sought After Location
- In Need of Modernisation
- Three Reception Rooms
- Open Aspect to the Rear
- Viewing Highly Recommended







<b>Lounge</b>	Feature fireplace complete with gas fire, window to the front elevation, radiator, power points and doors leading onto the bedroom and second reception room.
<b>Kitchen</b>	Fitted wall, drawer and base units with complimentary worktop surface over complete with stainless steel sink and drainer. There are some integrated appliances to include electric hob, oven, extractor fan and there is space for additional white goods. Fully tiled walls and flooring, window to the side elevation, door leading onto the third reception room and uPVC door leading out to the front of the property.
<b>Reception Room Two</b>	Wooden cladded walls, storage cupboard to the side homing the boiler, radiator, power point, window to the rear elevation and door leading onto the kitchen.
<b>Reception Room Three</b>	Wooden cladded walls, radiator to the side, power points, sliding patio doors leading out onto the rear garden and window to the rear elevation.
<b>Bedroom One</b>	Double bedroom, fitted wardrobes, radiator, power points and window to the front elevation.
<b>Bedroom Two</b>	Radiator, power points and window to the rear elevation.
<b>Bathroom</b>	Three-piece suite comprising of panel enclosed bath with electric shower, low flush WC and hand wash basin. Fully tiled walls and frosted window to rear elevation.
<b>Externally</b>	To the front of the property there is allocated parking for one vehicle and a gravel section to the side which could be utilised for further parking. The rear garden benefits from an open aspect with views overlooking farmers' fields and is mostly laid to lawn. The garden is enclosed by a variety of evergreen hedging, timber fencing and brick wall.



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1-3 Mold Road, Buckley,  
CH7 2JA

01244 543651

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Approximate total area<sup>(1)</sup>  
796.32 ft<sup>2</sup>  
73.98 m<sup>2</sup>

(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.

GIRAFFE 360



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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	