

Town & Country

Estate & Letting Agents

Fford Rowlands, Buckley

£295,000



This stunning and expanded three-bedroom detached house is located in a charming estate just off Alltami Road near Buckley village. The property boasts ample space and features an entrance hallway, downstairs cloakroom, lounge, kitchen/dining room, conservatory, utility room, and on the first floor, a principal bedroom with en-suite shower room, two additional bedrooms, and a family bathroom. Outside, there is a lawned garden at the front, a driveway leading to a single garage, and a beautiful patio area with a landscaped lawn at the rear.

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DESCRIPTION

This stunning and expanded three-bedroom detached house is located in a charming estate just off Alltami Road near Buckley village. The property boasts ample space and features an entrance hallway, downstairs cloakroom, lounge, kitchen/dining room, conservatory, utility room, and on the first floor, a main bedroom with en-suite shower room, two additional bedrooms, and a family bathroom. Outside, there is a lawned garden at the front, a driveway leading to a single garage, and a beautiful patio area with a landscaped lawn at the rear.



LOCATION

The property is situated within the Village of Buckley which offers a wide range of amenities from Shops, Four Primary Schools, A Secondary School and Leisure facilities including the Buckley Leisure Centre. Transport links include public transport via the Train Station, multiple bus routes and the A55 being in close proximity and driving is less than 10 minutes away from Mold, 15 minutes from Broughton Retail Park and 20 minutes from Chester Town Centre.



DIRECTIONS

Starting from our office on Lower Bridge Street, Chester CH1 1RS, UK. Head south on Lower Bridge St towards St Olave St. Turn right onto Castle St. At the roundabout, take the 1st exit onto Grosvenor Rd/A483. At the next roundabout, take the 1st exit onto Wrexham Rd. /A483 towards Wrexham. At the following roundabout, take the 2nd exit and stay on Wrexham Rd. /A483. At Post House Roundabout/Wrexham Rd Interchange, take the 3rd exit onto the A55 slip road to A494/Conwy/Mold. Merge onto N Wales Expy/A55. Slight left to merge onto N Wales Expy/A494/A55 towards Conwy/Mold/Yr Wyddgrug. At junction 33B, take the A494 exit to Mold/Yr Wyddgrug. Continue onto Mold Rd/A494 and follow A494. Turn left onto Alltami Rd. Then, turn right onto Ffordd Rowland.



ENTRANCE HALL

The entrance hall comprises stairs rising to the first floor

accommodation and doors off to the living room, downstairs w.c and kitchen/dining room.



LIVING ROOM

19'2" x 10'5"

The living room has a window to the front elevation, a radiator, and UPVC Double glazed French Style doors opening to the rear garden.



KITCHEN/DINER

19'2" x 9'1"

The kitchen features a variety of Oak wall and base units with matching wooden worktop surfaces. It also includes a ceramic sink unit with a mixer tap, an electric oven, space for a dishwasher, and space for a fridge freezer. Additionally, the kitchen is equipped with UPVC double glazed windows and a radiator for a comfortable and functional cooking space.



CLOAKROOM W.C

6'4" x 3'9"

The cloakroom W.C is fitted with a white suite which comprises a wash hand basin and low level w.c., also with a radiator and a window.





UTILITY ROOM

13'0" x 8'2"

Including a selection of wall and base units with matching worktop surfaces, this area offers ample space for a washer & dryer. It also features a single bowl ceramic sink unit with a mixer tap.



CONSERVATORY

18'9" x 15'3"

the conservatory is fitted with UPVC Double glazed windows facing the rear garden and UPVC double glazed doors which open to the rear garden.

The conservatory also has footings that permit a two story extension

FIRST FLOOR LANDING

The first floor landing houses a cupboard, a radiator and a window to the rear elevation, with doors off to all three bedrooms, and the family bathroom.



PRINCIPAL BEDROOM

18'9" x 10'7"

The principal bedroom has a window to the front and rear elevation, a radiator and a door opening to the en suite shower room.



EN SUITE SHOWER ROOM

the en suite is equipped with a white suite comprising a shower cubicle, a wash hand basin, and WC, the en suite also features fully tiled walls, vinyl flooring, a radiator, and a high gloss cupboard.



BEDROOM TWO

10'7" x 8'6"

With a window to the front elevation and radiator.



BATHROOM

7'4" x 6'1"

The bathroom comprises a white suite comprising a bath, a wash hand basin, and a low level w.c., with half tiled walls, vinyl flooring, a window to rear elevation and radiator.



BEDROOM THREE

7'6" x 9'2"

With a window to the rear elevation and a radiator.



EXTERNALLY

Externally, to the front, there is a driveway providing off road parking and access to a single garage. There is also a lawned garden with a paved pathway leading to the front door and gated access to both sides, providing access to the rear garden. To the rear of the property, the garden features a paved area that creates a charming patio space, along with a lawned area and a paved section designed for seating, offering a delightful outdoor setting for relaxation and entertainment.



MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

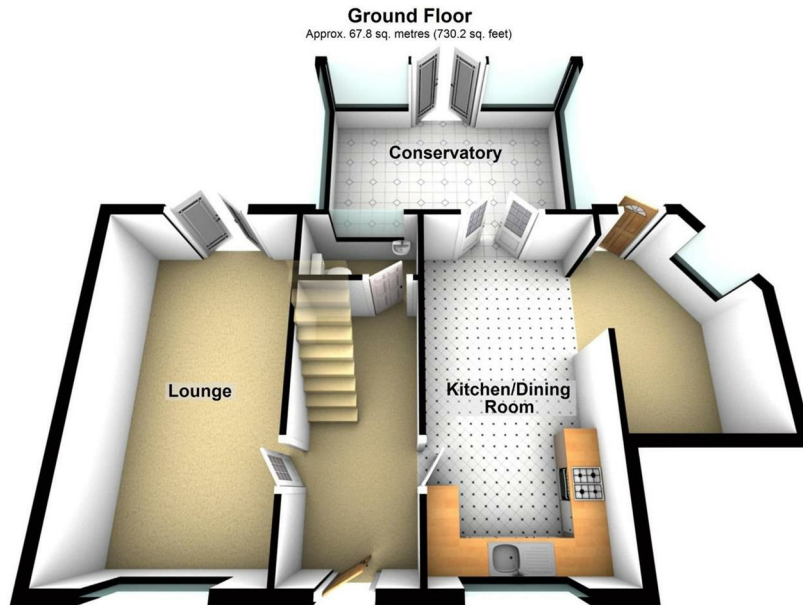
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

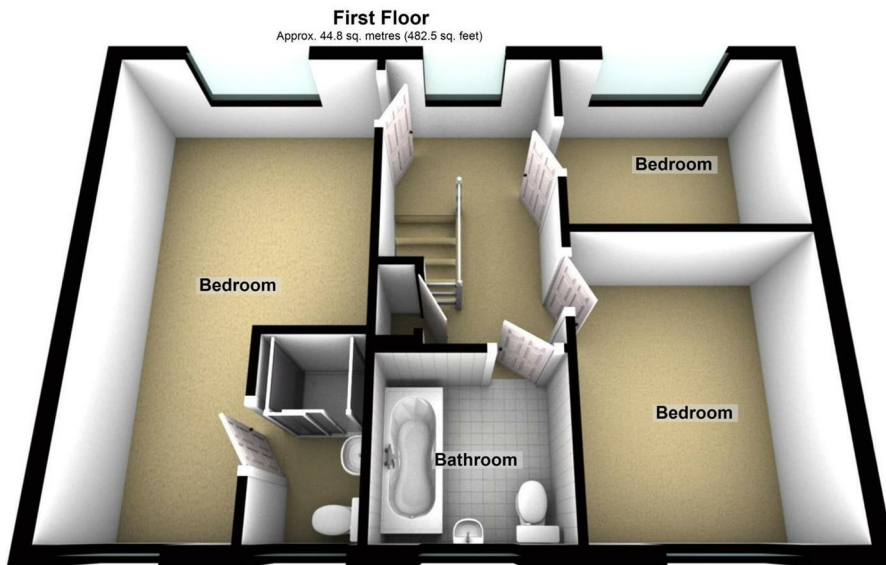
Tenure: Freehold

Council tax band: E £2330



Ground Floor
Approx. 67.8 sq. metres (730.2 sq. feet)

Total area: approx. 112.7 sq. metres (1212.7 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	87
(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	

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.