

# Town & Country

Estate & Letting Agents

Princess Avenue, Buckley

No Onward Chain £149,950



Offering a perfect blend of comfort and convenience, this three-bedroom end terraced house is an ideal purchase for a first-time buyer or investor. Offering adaptable accommodation with the advantage of gardens, gas central heating and double glazing. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

This charming end terraced house is situated within the popular and family-friendly area of Buckley. The property enjoys the benefit of UPVC double glazing along with gas central heating. The light and spacious internal accommodation comprises of an entrance hall, sitting room/dining room, living room with engineered oak flooring and a Shaker style fitted kitchen with integrated appliances. There is a side passageway with a large store cupboard and a utility room. The first-floor landing offers access to all three bedrooms and the modern family bathroom fitted with a white suite and having a separate WC. Externally, the front garden is golden gravelled with a low hedge, an iron gate opens to a concrete pathway leading to the front door. The private rear garden is predominately laid to lawn with a paved covered seating area ideal for relaxing or entertaining. The garden is enclosed by a combination of hedging and fence panels.



## LOCATION

This property is located in Buckley, a desirable town offering a mix of suburban convenience and rural charm. Having excellent amenities including, schools, shops, takeaways and good transport links to Chester, Mold and the A55 expressway. Surrounded by scenic countryside and parks, makes the location ideal for outdoor activities. Buckley offers a variety of housing options making it appealing to families, professionals, and retirees. Its affordability and convenient location makes it a ideal area for property investment or family living.

## DIRECTIONS

From our Chester branch: Head south on Lower Bridge Street towards St. Olave Street May, turn right onto Castle Street, at the roundabout, take the first exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take

the first exit onto Wrexham Road./A483, at the roundabout, take the second exit and stay on Wrexham Road./A483, at the roundabout, take the second exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the third exit onto the A55 slip road to A494/Conwy/Mold, Merge onto N Wales Expressway/A55, take the A550/A5104 exit towards Buckley/Bwcle/Corwen/A549, at the roundabout, take the first exit onto A550, at the roundabout, take the third exit onto Dirty Mile/A549, continue to follow A549, turn left onto Mold Road, turn right onto Bistre Ave, turn left onto Princess Ave, destination will be on the left

## ENTRANCE HALL

14'7 x 6'1

The property is entered through an opaque UPVC double-glazed front door opening to an entrance hall with ceramic tile flooring. A radiator and partially panelled walls. A window to the side elevation and stairs rising to the first-floor accommodation with doorways to the living room, sitting/dining room and kitchen.



## SITTING/DINING ROOM

12'2 x 10'5

Having timber laminate flooring, a window to the front elevation and a radiator.



## LIVING ROOM

14'7 x 11'3

The living room features engineered oak flooring, a radiator, and a window to the rear overlooking the rear garden.



## KITCHEN

8'7 x 7'2

The Shaker style kitchen is fitted with light maple wall base and drawer units, complimented by stainless steel handles. A work surface housing a stainless steel single drainer sink unit with a mixer tap and tile splashback. There is an integrated stainless-steel oven with an electric hob above. A window faces the rear elevation and a pantry off with a light and small opaque window to the side elevation. A timber panelled double-glazed door opens to the side passageway.

## SIDE PASSAGEWAY

Having UPVC double glazed doors opening to both the front and rear gardens, having a large store and a utility room off.

## UTILITY ROOM

5'2 x 6'7

With a window to the rear elevation, power and light along with space and plumbing for a washing machine.

## FIRST FLOOR LANDING

A window facing the side elevation brightens

the area, having partially wall paneling from the entrance hall continuing seamlessly through. . Doors open to all three bedrooms, as well as to the bathroom and separate WC.



### BEDROOM ONE

13'1 x 10'6

With a window to the front elevation, a radiator below and a built-in wardrobe.



### BEDROOM TWO

10'4 x 11'1

With a window facing the rear elevation.



### BEDROOM THREE

8'8 x 6'0

Having timber laminate flooring and a window facing the front elevation.



### BATHROOM

7'0 x 5'0

The bathroom is installed with a modern white suite comprising of a panelled bath with thermostatic shower and protective screen above, a pedestal wash hand basin, partially tiled walls with a heated towel rail and an opaque window to the rear elevation. The boiler cupboard houses an ideal logic combi 30 gas boiler.



### SEPARATE W.C.

4'5 x 2'7

The w.c. is installed with a dual flush low-level WC, having partially tiled walls and an opaque window to the rear elevation.



### EXTERNALLY

The property is entered via an iron gate opening to a concrete pathway leading to the

front door. The front garden is golden gravelled with a low hedge, above the front door is a canopy with an external courtesy light. The rear garden is predominantly laid-to-lawn with a paved covered seating area, a timber shed and an external water supply all enclosed by a combination of hedging and timber fence panels.

### SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £1833

### 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.

### 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.**

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.

