

Town & Country

Estate & Letting Agents

Princess Avenue, Buckley

£169,950



This modern, two-bedroom semi-detached bungalow offers gas central heating and UPVC double glazing. Inside, you'll find an entrance porch, spacious living room, stylish kitchen with conservatory, two double bedrooms, and a contemporary shower room. Outside, there's gravel parking and a brick-block driveway leading to a detached garage. Timber side access opens to a landscaped rear garden with a decked patio, lawn, and sleeper-raised planters.

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DESCRIPTION

This beautifully presented, modern, two-bedroom semi-detached bungalow, benefiting from gas central heating and UPVC double glazing, must be viewed to be fully appreciated. The internal accommodation includes an entrance porch, a spacious living room, a beautifully appointed kitchen leading to a conservatory, two double bedrooms, and a contemporary three-piece shower room. Externally, the property features gravel parking and a brick-block driveway leading to a detached garage. Timber side access opens to a landscaped rear garden with a decked patio area, a lawn, and sleeper-raised planters

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.

ENTRANCE PORCH

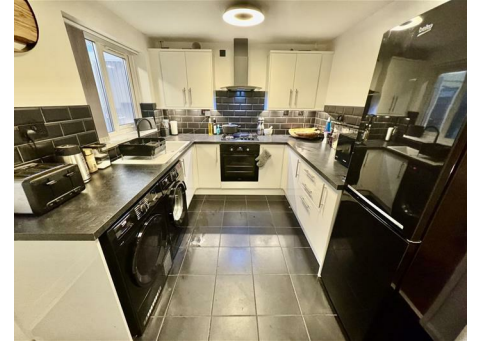
A composite, partially opaque, double-glazed front door opens to a space with timber laminate flooring, leading to a light oak veneer door that, in turn, opens into the living room.



LIVING ROOM

17'3 x 11'4

The timber laminate flooring continues from the entrance porch into the living room, which features a bay window overlooking the front elevation and a smaller window on the side elevation. The room also includes a radiator, a wall-mounted electric fire with remote control, and a light oak veneer internal door leading to the kitchen.



KITCHEN

11'4 x 8'6

The kitchen is fitted with contemporary gloss white wall, base, and drawer units, complemented by stainless steel handles and slate-effect work surfaces. These house a resin single drainer sink unit with a mixer tap. Integrated appliances include an oven, hob, and extractor hood, with additional space and plumbing for a washing machine, dryer, and a tall fridge-freezer. The walls are partially tiled, and the floor is finished with ceramic tiles. The kitchen also features a radiator, a window, and a UPVC double-glazed door leading to the conservatory.



CONSERVATORY

10'8 x 9'3

The conservatory features timber laminate flooring, a radiator, a ceiling fan with a light, and is constructed with a low brick wall and a UPVC double-glazed frame. French doors open to the rear garden, providing a seamless indoor-outdoor connection.

FIRST FLOOR LANDING

Fitted with recessed downlights, the hallway features light oak veneer doors that open to both double bedrooms and the shower room.



SHOWER ROOM

8'4 x 4'6

The modern three-piece suite includes an oversized shower enclosure with a thermostatic shower, replacing the original bath. Additionally, there is a dual-flush WC, a vanity unit with a wash basin and mixer tap, and partially tiled walls. The bathroom also features a chrome heated towel rail, an opaque window to the side elevation, and a large built-in storage cupboard above the stairs.



BEDROOM ONE

11'4 x 9'1

The room features a window facing the front elevation, with a radiator positioned below.



BEDROOM TWO

11'4 x 8'1

The room features a window facing the rear elevation, with a radiator below. It also includes a built-in cupboard housing the Worcester gas combination boiler, with Hive control.



EXTERNALLY

To the front of the property, there is gravel off-road parking and a brick-block driveway leading to a single garage. Outside the front door, there is a light, and timber side access opens to the rear garden. The rear garden is nicely landscaped, featuring timber side access, a decked patio area, a lawned garden, and sleeper-raised planters.



ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town & 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.

Council Tax Band: C

Council Tax Amount: £1833.00

Tenure: Freehold

MORTGAGE SERVICES

Town & Country Estate Agents 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.

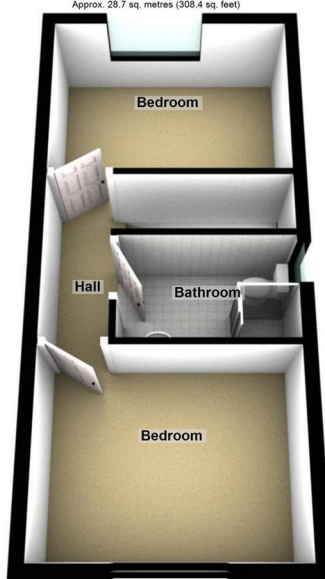
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor
Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 71.0 sq. metres (764.5 sq. feet)

First Floor
Approx. 28.7 sq. metres (308.4 sq. feet)



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 most 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	