



2

Buckley | CH7 2RE

£240,000

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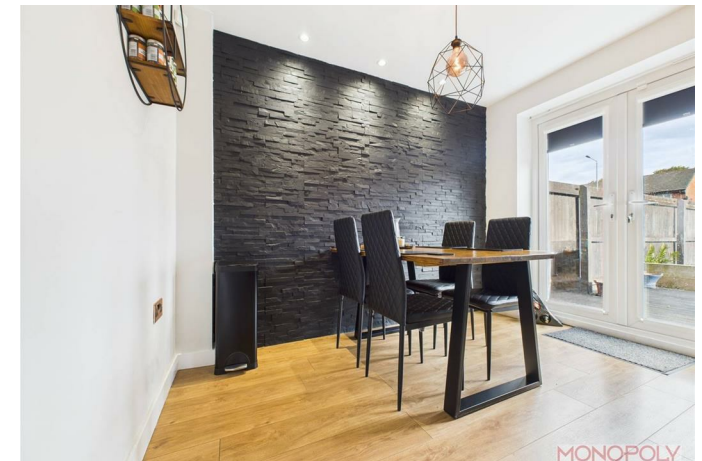


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Buckley | | CH7 2RE

Located in the popular and well-connected town of Buckley, this beautifully presented three-bedroom semi-detached home offers a perfect balance of modern living, comfort, and convenience. Internally, the property features a bright and contemporary open-plan kitchen/dining area overlooking the rear garden - ideal for family meals and entertaining. A spacious lounge provides a welcoming living space, while a useful downstairs WC adds to the practicality of the layout. To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with en-suite, and a modern family bathroom completing the accommodation. Externally, the home is approached via a driveway providing ample off-road parking and leading to a detached garage. The rear garden is attractively landscaped, featuring a decked seating area, slate-chipped BBQ space, brick-built BBQ, and lawn. Billberry Grove is located in a sought-after residential area of Buckley, within easy reach of local amenities including shops, cafés, schools, and leisure facilities. There are numerous countryside walks nearby, including the picturesque Etna Park and Waun y Llyn Country Park. Excellent transport links via the A55 and A494 provide direct routes to Chester, Mold, Wrexham, and beyond, making this an ideal location for both families and commuters alike.

- THREE BEDROOM SEMI-DETACHED HOME
- OPEN PLAN KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- CONTEMPORARY FAMILY BATHROOM
- DOWNSTAIRS W.C
- FRONT AND REAR GARDEN
- DRIVEWAY AND GARAGE
- POPULAR LOCATION



ENTRANCE HALL

Composite door leads to welcoming entrance hall with under the stairs storage cupboard with shelving, uPVC window to side, radiator, wooden laminate flooring. Doors off to lounge and kitchen and W.C.

W.C

Two-piece suite comprising a pedestal wash-hand basin with tiled splash back and low-level W.C, radiator, window to side.

LOUNGE

UPVC double glazed window to front, carpet, radiator and ceiling light point.

OPEN PLAN KITCHEN/DINING ROOM

Housing a range of modern wall, draw and base units including a 1.5 composite sink with shower hose tap. Integrated appliances to include electric oven, induction hob, extractor fan and hood over. Space for fridge freezer, modern vertical radiator, recessed LED lighting. UPVC double glazed window to rear. Open plan design leads to dining room with space for dining table, wooden laminate flooring, French doors to rear to rear garden. Four pendant lights, one of which is in the dining room.

FIRST FLOOR LANDING

Access to the loft, radiator, ceiling light point, frosted window to side, carpet flooring and doors off to bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to front, built in wardrobes with rails and shelving, carpet flooring, radiator, recessed LED lighting and door into en-suite.

EN-SUITE

Three-piece suite comprising corner mains shower,

wash hand basin on vanity storage and low-level W.C. Finished with tiled walls, extractor, recessed LED lighting, shave point, frosted uPVC double glazed window to front.

BEDROOM TWO

UPVC double glazed window to the rear, radiator, ceiling light point and carpet flooring.

BEDROOM THREE

UPVC double glazed window to the rear, radiator, ceiling light point and carpet flooring.

BATHROOM

Three-piece suite comprising a dual hose mains shower over bath, low-level W.C, wash hand basin set on a wooden vanity unit. Finished with tiled flooring, recessed LED lighting, extractor, heated towel rail and door into airing cupboard housing hot water tank.

OUTSIDE

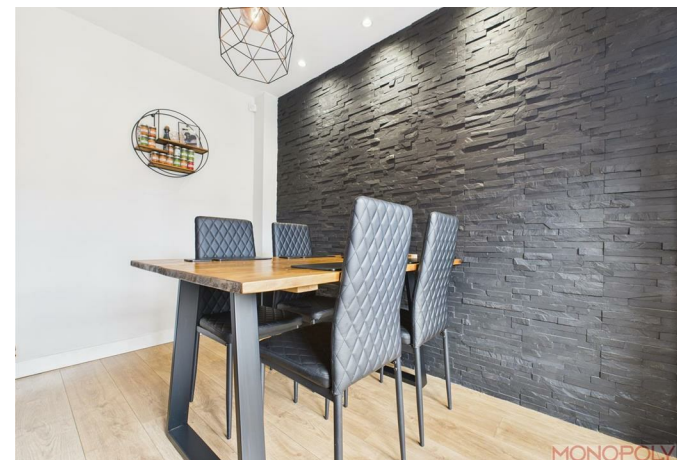
To the front, the property has a tarmac drive that leads to the detached garage. There is a shared lawn to the front with shrubberies and a tree. There is decorative stone and pathway leading to an external shelter. To the rear, there is a decked area, raised sleepers with established shrubberies, slate chipped area with brick built BBQ with two lights, power sockets and an outside tap.

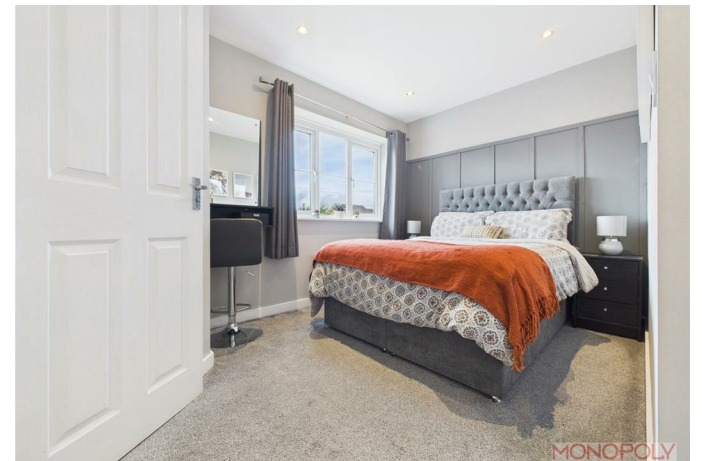
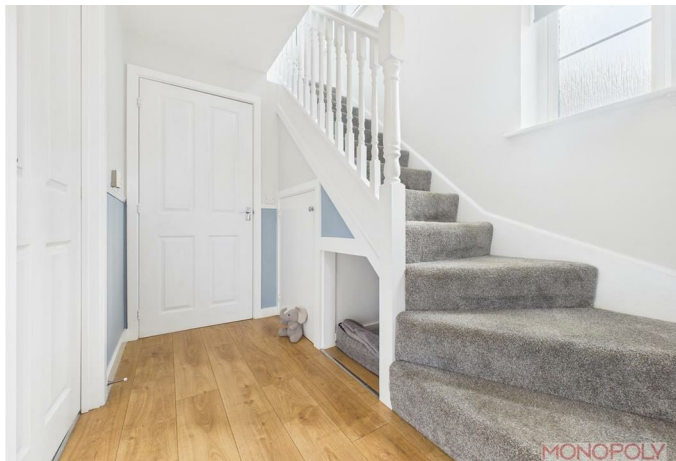
GARAGE

Detached garage with up and over door, power and lighting, additional side access door, loft storage.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your



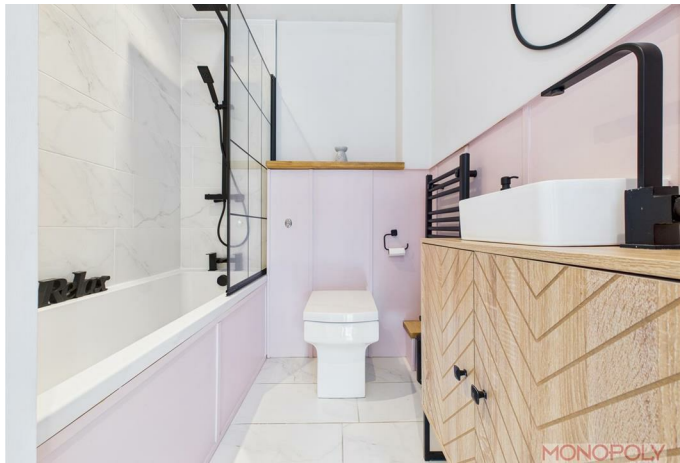


co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

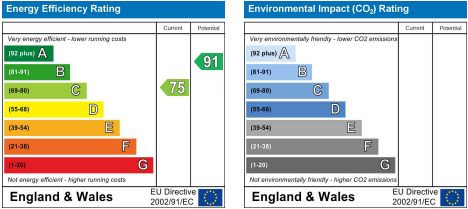








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