

williams estates



**7 Forest Walk, Buckley, Flintshire, CH7
3AZ**

£257,000

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EPC - C74 Council Tax Band - E Tenure - Freehold

Forest Walk, Buckley

3 Bedrooms - House - Detached

Situated in a well-established residential area In Buckley is this spacious and well presented three bedroom detached property which is ideally placed close to local amenities and some of the area's most popular schools, this property is ideally located for easy access to commuter routes such as the A55 Expressway and Buckley train station, allowing easy passage further into North Wales, Chester City Centre and Wrexham. Property highlights include an Entrance Hall, Living Room, Dining Room, Kitchen, three bedrooms, en-suite, family bathroom and single garage. EPC Rating - C-74, Tenure - Freehold, Council Tax Band - E

Description

Situated in Buckley, this detached property boasts three bedrooms, it is conveniently located near several local amenities, as well as educational institutions, including a High School. The property comprises, Entrance Hall that leads to a spacious Living Room, a Dining Room, and a sleek Kitchen, complete with contemporary appliances and plenty of natural light. With three bedrooms, the master bedroom is a true highlight, complete with an en-suite. Finally, the property boasts a single garage, perfect for providing additional storage, or a secure space for vehicles.

Accommodation

Double glazed front door, leading to

Entrance Hall

Double glazing to side elevation and single radiator.

Living Room

15'6" x 11'8"

Designed with a coved ceiling, double radiator and a uPVC double glazed window to the front elevation. The seamless open plan layout effortlessly flows into the adjacent dining room.

Dining Room

13'5" x 8'4"

Understair storage area and a double radiator. Double glazed sliding doors leading to the rear garden seamlessly connect indoor-outdoor living.

Kitchen

11'4" x 8'4"

This kitchen comes fully equipped with modern worktops, sleek base units and drawers - all arranged beneath a set of wall units and glazed display units. Other kitchen highlights include a 1 & half bowl drainer sink with mixer tap, integrated oven, 4 ring gas hob with extractor above, and ample space for a tall standing fridge freezer. Double radiator and storage cupboard. Double glazed window and door leading to the rear.

First Floor Landing

Storage cupboard, loft access, double radiator and boiler cupboard with modern gas central heating Worcester boiler.

Master bedroom

11'2" x 10'2"

Built in wardrobe, radiator and uPVC double glazed window to the rear.

Master Bedroom En-suite

Features a shower enclosure, wash basin, low flush W.C, and a double glazed window overlooking the side elevation.

Bedroom Two

11'2" x 10'2"

Radiator and uPVC double glazed window to front elevation.

Bedroom Three

8'8" x 7'4"

With window to the front elevation, and panelled radiator.

Bathroom

6'7" x 6'5"

Panelled bath and mixer tap shower, pedestal wash basin, low flush W.C, tiling around the bath and basin area. With a double radiator and uPVC double glazed window to the rear.

Outside

Rear garden provides a slabbed patio area, which is mainly laid to lawn and bound by timber fencing. The double driveway leads to the garage with an up and over door, while the front garden is laid to lawn. The rear garden features a paved patio area, and the remainder of the garden is also laid to lawn and bound to timber fencing.

Directions

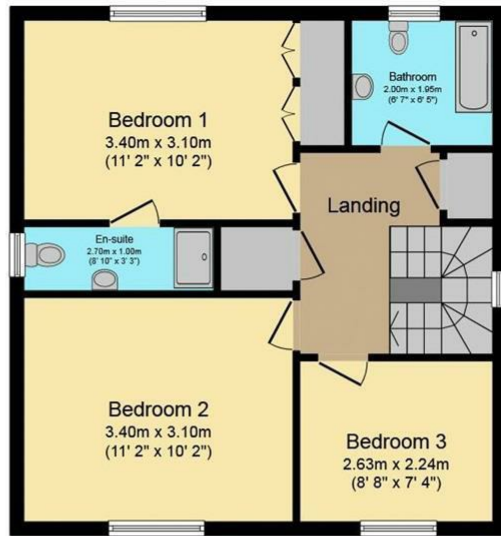
From our Mold office proceed along Chester Street turning right at the roundabout onto Chester Road. Follow the road to the roundabout and take the second exit signposted for Mynydd Isa/Buckley. Follow this road through Mynydd Isa and thereafter into Buckley upon reaching the traffic lights continue straight on onto Brunswick/Chester Road. Follow the road whereupon the entrance to the Forest Walk development will be found on the left hand side. Proceed into the development and follow the estate road to the left, bear left whereupon the property can be found a short distance on the left hand side.





Ground Floor

Floor area 65.2 sq.m. (702 sq.ft.) approx



First Floor

Floor area 56.6 sq.m. (610 sq.ft.) approx

Total floor area 121.9 sq.m. (1,312 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | 74 | |
| (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 | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.