



# For Sale      £199,995



- Detached Property
- Popular Modern Development
- South Facing Garden
- Gas Central Heating
- Driveway
- Double Glazing
- Fitted Kitchen/Dining area
- Fitted Bathroom Suite
- Downstairs Cloakroom
- Ideal for First Time Buyers

Forest Walk,  
Buckley, Buckley, CH7 3AZ

## Property Description

A modern style deceptively spacious three bedroom detached home located on this popular development providing ideal accommodation for a family, first time buyers. The property offers the full benefits of gas fired central heating, double glazing, downstairs cloakroom, separate lounge, fitted kitchen with dining area, well-proportioned bedrooms, fitted white bathroom suite to the first floor, driveway and gardens to both the front and rear which is south facing. NO ONWARD CHAIN INVOLVED.

## Location

The development in the agent's opinion is only small but is a very popular place to live with a communal play area, pleasant walks on the nature reserve but is also very convenient for the busy commuter offering great accessibility to all the major Towns and Cities including Chester, Wrexham, Mold, Buckley, Liverpool and Manchester. Buckley offers a good selection of schooling for all ages and provides a good selection of shops, public houses, and restaurants.





### Entrance Hall

Part glazed timber entrance door, central heating radiator, stairs to the first floor.

### Cloakroom.

Low level w.c, pedestal wash hand basin with tiled splash back, central heating radiator, double glazed window to the front elevation.

### Lounge: 16.24' x 11.65' (4.95m x 3.55m)

Measured maximum in width and length. Feature timber fire surround incorporating fitted gas fire with marble effect hearth and inset, laminated wood effect flooring, central heating radiator, double glazed window to the front elevation, understairs storage cupboard.

### Kitchen/dining Area: 15.19' x 8.73' (4.63m x 2.66m )

Fitted kitchen comprising of a range of eye level and base units with complimentary worktops incorporating stainless steel drainer sink unit, part brick effect tiling to walls, built in electric oven and four ring gas hob, space for fridge freezer, plumbing for washing machine, vinyl tile effect flooring, double glazed window to the rear elevation, sliding double glazed patio door which leads out to the rear garden.

### Landing.

Access to loft, double glazed window to the side elevation.

### Bedroom 1: 9.88' x 15.22' (3.01m x 4.64m)

Measured maximum in width and length. Two double glazed windows to the front elevation, central heating radiator, built in storage cupboard.

### Bedroom 2: 8.92' x 8.79' (2.72m x 2.68m)

Double glazed window to the rear elevation, central heating radiator.

### Bedroom 3: 8.96' x 6.14' (2.73m x 1.87m)

Double glazed window to the rear elevation, central heating radiator, laminated wood effect flooring.

### Bathroom: 6.14' x 5.54' (1.87m x 1.69m)

Fitted white suite comprising of panelled bath with mixer shower, pedestal wash hand basin with brick effect tiled splashback, low level w.c, part tiled to walls, laminated wood effect flooring, central heating radiator, double glazed window to the side elevation.

### Externally.

There is a lawned garden to the front of the property with small decorative sections, driveway leads to the side with off road parking for up to two cars. Timber gate leads to the rear garden. The rear garden is south facing and is fully enclosed by conifers and timber fencing. There is a slightly raised timber decking area with flagged patio and lawned garden with decorative gravel borders to both sides. Timber store shed and to one side of the property the area is gravelled.

### Thinking of Selling.

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Certificate Number :

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>65</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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