



Drury Lane, Buckley


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

In Excess of **£160,000**

Drury Lane, Buckley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- 21FT LOUNGE / DINING ROOM
- WELL LANDSCAPED REAR GARDEN
- PERFECT FIRST HOME
- SHORT WALK TO LOCAL SHOPS AND PUB
- EXCELLENT ACCESS TO A55, A494, MOLD AND BROUGHTON
- CHAIN FREE
- DUAL FUEL LOG FIRE
- LARGE TIMBER WORKSHOP WITH POWER POINTS AND LIGHTS


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Lounge / Diner

21' 0" x 11' 0" (6.40m x 3.35m)

Accessed via a composite door with oak floor, PVC triple glazed window to the front, understairs storage cupboard, dual fuel log burner with exposed brick feature chimney and reclaimed timber mantle, PVC double glazed window to the rear, wall mounted radiator, door opening to the kitchen, stairs to the first floor

Kitchen

10' 0" x 4' 5" (3.05m x 1.35m)

A galley style kitchen with fitted drawer and base units, worktop inset stainless steel sink unit and mixer tap, tiled splashbacks, space for an oven, space for a fridge, tiled floor, wall mounted radiator, PVC double glazed window to the side, opening to the rear porch/boot room

Rear Porch/Boot Room

Composite door opening to the rear garden, door opening to the bathroom, tiled floor

Bathroom

6' 5" x 6' 0" (1.96m x 1.83m)

A modern suite comprising a panelled bath with shower plumbed in over, pedestal wash hand basin and close coupled WC, tile floor, part tiled walls, obscure PVC double glazed window to the side



First Floor Landing

Doors to the bedrooms and access to the roof space

Bedroom One

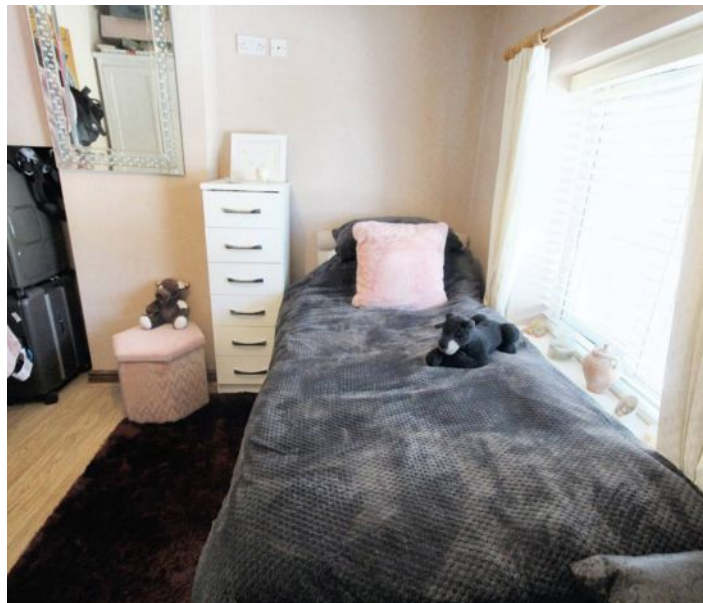
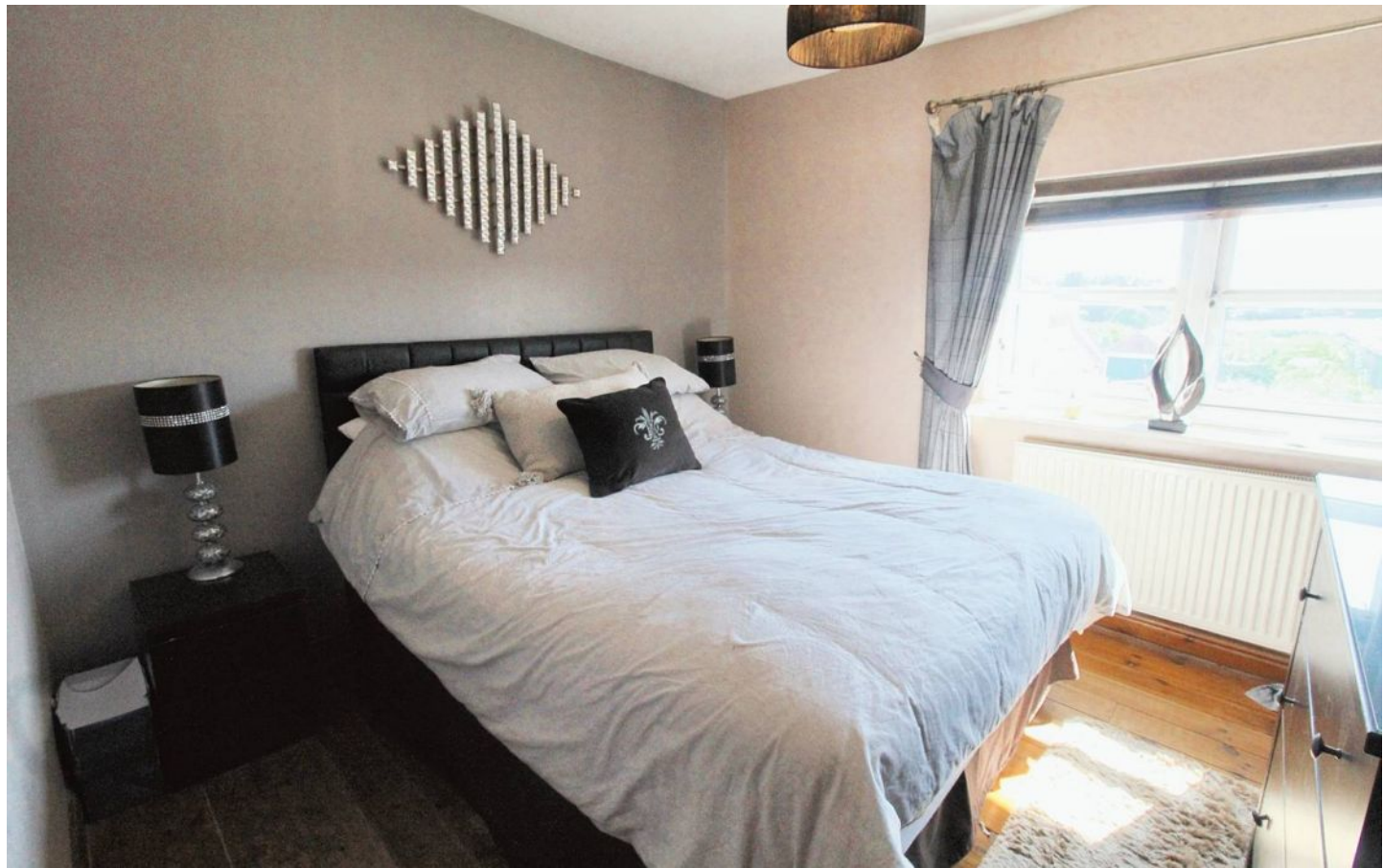
11' 0" x 9' 6" (3.35m x 2.90m)

PVC triple glazed window to the front with views, wall mounted radiator, wood floor

Bedroom Two

11' 0" x 8' 7" (3.35m x 2.62m)

PVC double glazed window overlooking the rear garden, wall mounted radiator, over stairs storage cupboard, wood laminate floor



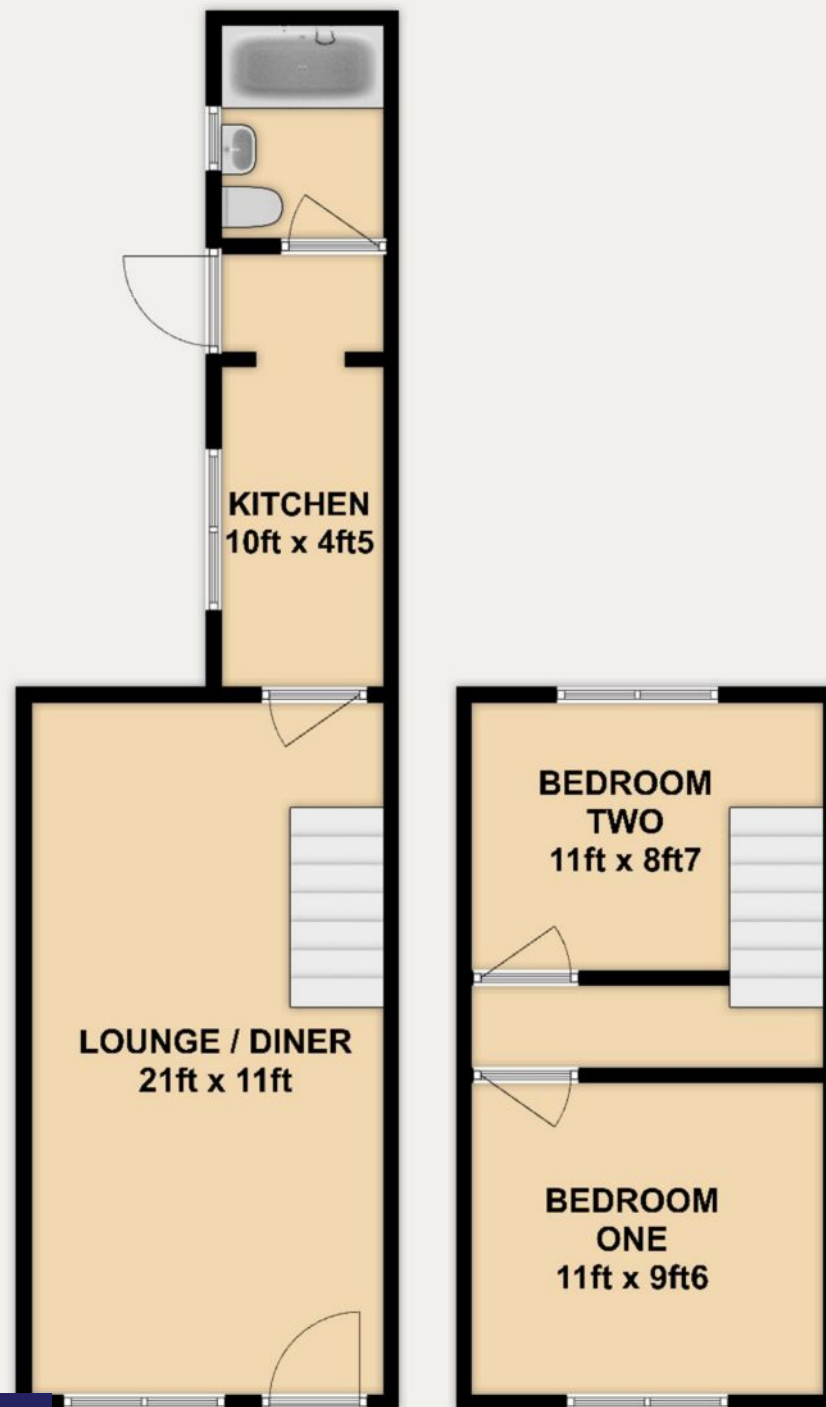


GARDEN

A low maintenance well established garden laid to artificial lawn and boarded by timber fencing and established hedges and shrubs, a mobile water feature offering a calming and tranquil relaxation space. A larger than average timber workshop with power points and lights offering space for a large fridge freezer, chest freezer and tumble dryer. An enclosed courtyard area laid to paving with bespoke built log store area, outside tap and access to the front via a timber gate.









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To arrange a viewing, please contact

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