



Nant Glyn, Buckley

Buckley


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£240,000**

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

6 Nant Glyn

Buckley, Buckley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 2 BEDROOMS
- DETACHED BUNGALOW
- GARAGE AND LARGE DRIVEWAY
- CONSERVATORY
- LARGE ATTIC ROOM
- FRONT AND REAR GARDEN
- EASY ACCESS TO CHESTER, LIVERPOOL AND NORTH WALES
- EXCELLENT LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES


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Entrance Hallway

Wood laminate floor, doors inner hallway and bathroom

Lounge

17' 5" x 10' 5" (5.31m x 3.18m)

PVC double glazed windows to the front and rear, wall mounted radiator, opening to the kitchen

Kitchen

12' 2" x 9' 0" (3.71m x 2.74m)

A range of modern wall, drawer and base units, worktop with composite sink unit with hot tap feature mixer tap, space for a fridge freezer, space for a range cooker with extractor hood over, tiled floor with underfloor heating, integrated dishwasher and integrated washing machine. Opening to the conservatory

Conservatory

10' 9" x 8' 7" (3.28m x 2.62m)

PVC double glazed windows to the side and rear, PVC double glazed french doors opening to the rear garden tiled floor

Bathroom

6' 6" x 6' 0" (1.98m x 1.83m)

A modern suite comprising a P-shaped bath with shower plumbed in over, close coupled WC and pedestal wash hand basin, tiled walls and floor, obscure PVC double glazed window to the front, wall mounted towel radiator



Bedroom Two

9' 8" x 8' 0" (2.95m x 2.44m)

PVC double glazed window to the front, wall mounted radiator

Bedroom One

11' 0" x 8' 0" (3.35m x 2.44m)

PVC double glazed window to the rear, wall mounted radiator

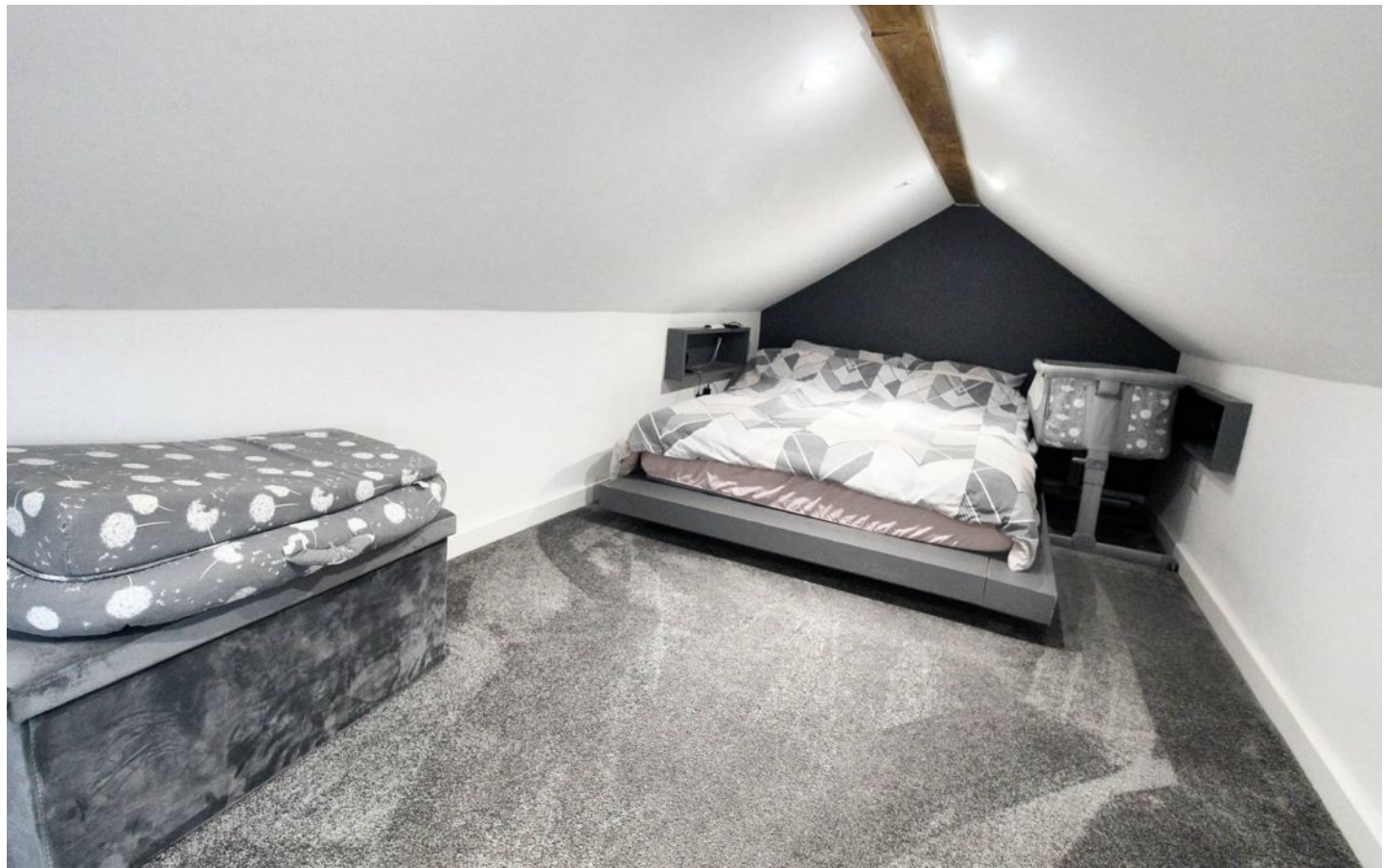
Attic Room

A spacious room currently used as a bedroom with built in wardrobe area with air conditioned unit and velux window

Utility Room

9' 9" x 8' 11" (2.97m x 2.72m)

Accessed via the garden with space for a tumble dryer and chest freezer, door opening to the garage





FRONT GARDEN

Laid to lawn with mature shrubs

REAR GARDEN

An enclosed lawned area with timber fencing surround and patio area, decorative gravelled area with timber fencing surround, access to the front and access a brick built shed, currently used as a utility

DRIVEWAY

4 Parking Spaces

Large driveway with off road parking for circa 4 vehicles

GARAGE

Single Garage

Accessed via an up and over door with power points and lights









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To arrange a viewing please contact

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