



Westbury Drive, Buckley
Buckle


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£210,000**

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

5 Westbury Drive

Buckley, Buckley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 3 BEDROOM SEMI DETACHED HOUSE
- SOLAR PANELS
- PERFECT FIRST HOME
- IDEAL FAMILY HOME
- BEAUTIFUL HILL SIDE VIEWS
- DRIVEWAY AND DETACHED GARAGE
- LOW MAINTENANCE FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- CHAIN FREE
- EXCELLENT ACCESS TO CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- A WEALTH OF POTENTIAL


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Entrance Hallway

Wall mounted radiator, stairs to the first floor, door to understairs storage cupboard, doors to lounge and kitchen, PVC double glazed window to the side, coved ceiling

Lounge

16' 7" x 12' 0" (5.05m x 3.66m)

PVC double glazed box bay window to the front aspect with views over the Clwydian Range, wall mounted radiator, coved ceiling

Kitchen

10' 7" x 8' 8" (3.23m x 2.64m)

A range of fitted wall, drawer and base units, worktop with inset stainless steel sink unit with mixer tap, space for a fridge freezer, plumbing for washing machine, space for an oven, tiled splashbacks, obscure PVC double glazed door to the side, PVC double glazed window overlooking the rear garden multipaned glazed door opening to the dining room

Dining Room

10' 8" x 10' 7" (3.25m x 3.23m)

Wall mounted radiator, coved ceiling, PVC double glazed patio doors opening to the conservatory

Conservatory

9' 2" x 8' 3" (2.79m x 2.51m)

PVC double glazed windows to the sides and rear, PVC double glazed french doors opening to the rear garden, wall mounted radiator



First Floor Landing

Coved ceiling, doors to bedrooms, bathroom and separate WC

Bedroom One

13' 7" x 11' 0" (4.14m x 3.35m)

PVC double glazed window to the front with far reaching hill views, wall mounted radiator, coved ceiling, built in storage cupboard

Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m)

PVC double glazed window to the rear, wall mounted radiator, coved ceiling, access to roof space

Bedroom Three

8' 7" x 7' 5" (2.62m x 2.26m)

PVC double glazed window to the front, wall mounted radiator, coved ceiling

Bathroom

7' 3" x 5' 2" (2.21m x 1.57m)

A suite comprising a corner bath, shower cubical with wall mounted shower, pedestal wash hand basin, tiled walls, obscure PVC double glazed window to the rear

Separate Toilet

A low level WC, tiled walls, obscure PVC double glazed window to the side





FRONT GARDEN

A low maintenance garden laid to paving with decorative pebbled area and surrounded by low brick wall, slope and step access to the the composite front door

REAR GARDEN

A low maintenance garden laid to decorative pebbles, paving and patio area, timber storage shed, a timber arbour and access to the front via a cast iron gate

DRIVEWAY

3 Parking Spaces

A large driveway offering access to the detached garage, accessed via double iron gates and with an outside tap

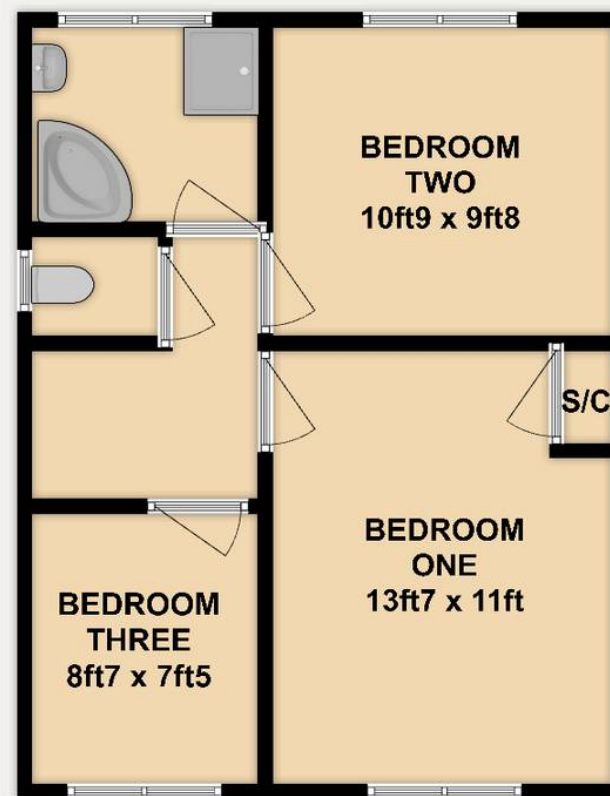
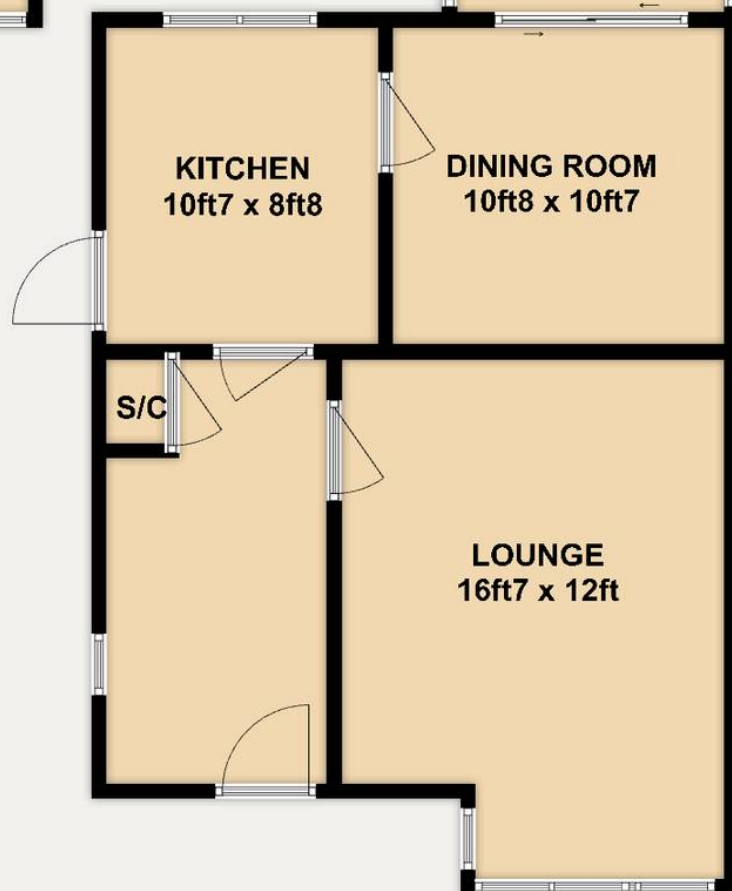
GARAGE

Single Garage

A detached garage accessed via an up and over door









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To arrange a viewing please contact

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