



## Liverpool Road, Buckley

Buckley, CH7 3LH

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

Offers in Region of **£160,000**

# 21 Liverpool Road

Buckley, CH7 3LH

\* TWO DOUBLE BEDROOMS \* SEMI DETACHED HOUSE \* LOUNGE, DINING ROOM AND CONSERVATORY \* GAS CENTRAL HEATING \* DOUBLE GLAZED \* PERFECT FIRST HOME \* IDEAL LOCATION \* WELL ESTABLISHED REAR GARDEN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

A well presented 2 bedroom town house set in a popular location in Buckley, offering excellent access to Chester, Liverpool and North Wales

A perfect first home or buy to let investment the property has a lovely well stocked garden to the rear, 2 double bedrooms, lounge, dining room, kitchen with integrated appliances, first floor bathroom, conservatory and allocated off road parking, plus a courtyard and brick built storage

Viewing is essential to truly appreciate all this lovely home has to offer

  
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### Kitchen

A modern kitchen with a range of fitted wall, drawer and base units, worktop with 1.5 bowl stainless steel sink unit and mixer tap, inset electric hob with double oven under and canopy extractor hood over, integrated washing machine, integrated dishwasher and integrated fridge freezer, tiled splashbacks, PVC double glazed window to the front, velux roof window, gallery open window to dining room and opening to dining room

### Dining Room

11' 4" x 10' 0" (3.45m x 3.05m)

Solid Oak floor, wall mounted radiator, coved ceiling, a feature fireplace with timber mantle and tiled backpiece, wooden door to the stairs, newly fitted multipaned double doors opening to the lounge

### Lounge

14' 10" x 10' 2" (4.52m x 3.10m)

Solid Oak floors, a recently fitted wood burner with brick feature chimney, coved ceiling, wall mounted radiator, PVC double glazed patio door to the conservatory

### Conservatory

9' 9" x 9' 6" (2.97m x 2.90m)

PVC double glazed windows to sides and rear, double glazed french doors opening to the rear garden. Tiled floor, insulated roof, wall mounted radiator

### Landing

Landing Doors to bedroom and bathroom, access to roof space which has recently been insulated and boarded throughout Airing cupboard housing a recently fitted Worcester combination boiler



**Bedroom One**

15' 0" x 12' 2" (4.57m x 3.71m)

PVC double glazed window to the rear, wall mounted radiator, stylish chandelier style light

**Bedroom Two**

10' 1" x 8' 9" (3.07m x 2.67m)

PVC double glazed window to the front, wall mounted radiator, stylish chandelier style light

**Family Bathroom**

7' 3" x 5' 4" (2.21m x 1.63m)

A modern suite comprising a panelled bath with shower plumbed in over, low level WC and vanity wash hand basin, tiled walls and floor, obscure PVC double glazed window to the front aspect, extractor fan





## REAR GARDEN

A well established garden with a wealth of mature trees, shrubs and flower beds, timber fencing surround, timber gate to the rear and a raised patio area

## YARD

To the front is a small courtyard area with a brick built storage shed/workshop

## OFF STREET

1 Parking Space

Access to a carpark to the side









# SWAIN HENNESSEY

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Please call Swain Hennessey Estate Agents on 01352 741 821 to arrange a viewing

Have a property to sell? Please call us to arrange a free, no obligation sales valuation of your property

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