



## 36 Victoria Road

Bagillt, CH6 6JN

Offers In The Region Of £190,000



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### Accommodation Comprises

The property is approached via a tarmac and concrete driveway, providing off-road parking and leading to an attractive front elevation. A white UPVC entrance door opens into the:

### Entrance Hallway

Upon entering, you are greeted by a welcoming entrance hallway which sets the tone for the accommodation throughout. The space features wood-effect laminate flooring, a smoke alarm, wall-mounted heating controls, and a staircase rising to the first floor accommodation. The hallway offers a practical yet inviting introduction to the property.

### Lounge

The main lounge is a bright and inviting reception space, enjoying a desirable dual-aspect layout with UPVC windows to both the front and rear elevations. This arrangement allows natural light to pour through the room throughout the day, creating an enhanced feeling of space and openness. The room is finished with contemporary wood-effect laminate flooring and benefits from radiators and power points for everyday convenience. Offering a versatile and comfortable environment, it is ideally suited for both relaxed evenings and entertaining guests.

### Sitting Room

Located to the front of the property, the second reception room offers a highly versatile living space, beautifully enhanced by a charming UPVC double glazed bay window which allows natural light to flood the room. Finished with attractive wood-effect laminate flooring, the room also benefits from a radiator and power points, ensuring both comfort and practicality. This bright and welcoming space is ideally suited to a variety of uses and could comfortably serve as a formal dining room, a cosy snug, or a dedicated home office, depending on individual requirements. Its flexibility and appealing presentation make it a valuable and adaptable addition to the home.

### Kitchen / Breakfast Room

The kitchen is brand new and has been comprehensively refitted and presents a stylish, contemporary finish throughout. It is fitted with an extensive range of matching wall and base units, with work surfaces and coordinating upstands extending across the room, providing excellent preparation and storage space. A built-in oven is complemented by an induction hob with a sleek black angled extractor hood over, set against a modern black glass splashback. There is space and plumbing for additional appliances including a washing machine and fridge freezer, while a one-and-a-half bowl stainless steel sink with mixer tap adds both practicality and convenience.

The room is bright and generously proportioned, enjoying three UPVC double glazed windows overlooking the rear garden, creating an open and airy feel. Finished with wood-effect laminate flooring, the space also benefits from power points and a smoke alarm.

There is ample room for informal dining, making it a highly sociable family space. Additional features include a useful under-stairs storage cupboard and a UPVC door providing convenient side access to the property.

### First Floor Accommodation

The staircase rises to the first floor landing, providing access to:

### Landing

The landing has been fully renovated and is finished with newly fitted carpet, creating a fresh and cohesive feel as you move through the first floor. It benefits from a UPVC double glazed window to the rear elevation, providing natural light and an open feel. The landing provides access to the loft space and features a built-in storage cupboard housing the newly installed Worcester boiler. Additional features include power points and a smoke alarm, combining practicality with modern efficiency.

### Bedroom One

Situated to the front of the property, the principal bedroom is a well-proportioned double room offering a bright and comfortable retreat. A large UPVC double glazed window allows for an abundance of natural light, enhancing the airy feel of the space, while newly fitted carpeting adds a soft and contemporary finish throughout. The room also benefits from a radiator and power points, providing both comfort and practicality.

### Bedroom Two

Also positioned to the front of the property, the second bedroom is a generously proportioned and light-filled space, further enhanced by dual UPVC double glazed windows which create a bright and airy atmosphere. A built-in cupboard over the stairwell provides excellent additional storage, maximising the practicality of the room. This well-presented bedroom comfortably accommodates a double bed and is equally well-suited as a guest room or home office if required. The room also benefits from a newly fitted carpet, radiator and power points, ensuring both comfort and convenience.

### Bedroom Three

Overlooking the rear garden, the third bedroom is a comfortable and versatile room, ideally suited as a single bedroom, nursery, or home office depending on requirements. It benefits from a UPVC double glazed window to the rear elevation, providing a pleasant and peaceful outlook over the garden, enhancing the sense of privacy and calm. The room continues the home's fresh, modern finish and also benefits from newly fitted carpet, a radiator and power points, ensuring it is both practical and comfortable for a variety of uses.

### Bathroom

The bathroom is brand new and stylishly redesigned to offer a sleek, contemporary finish throughout. It features a modern three-piece suite, beautifully complemented by striking black fittings for a bold, on-trend aesthetic. The bath includes a mains-fed rainfall-style shower together with a handheld attachment, finished with a black-framed glass shower screen. A pedestal sink with black mixer tap over and a low flush WC complete the suite, while partially PVC wall panels and quality wood-effect laminate flooring add both style and practicality. A modern black heated towel rail radiator provides a further touch of luxury and comfort. A UPVC double glazed frosted window to the rear elevation allows for natural light while maintaining privacy, completing this impressive and thoughtfully finished bathroom.

### External

The property continues to impress externally, offering both practicality and outstanding outdoor space. To the front, a driveway provides convenient off-road parking, alongside a neatly maintained lawned garden bordered by mature

Tel: 01352 711170

hedging, creating an attractive and welcoming first impression. A wooden side gate gives easy access through to the rear garden.

The rear garden is a true standout feature of the home, extending to approximately 100 feet (approx) in length and enjoying a superb degree of privacy with a not-overlooked aspect. Generously proportioned and predominantly laid to lawn, it is framed by established trees, hedging, and fencing, creating a wonderfully secluded and peaceful outdoor environment.

This exceptional garden offers an abundance of potential, whether for family recreation, gardening enthusiasts, or those wishing to create a superb outdoor entertaining space. Rarely do gardens of this size and privacy come to market, making it a particularly special feature of the property.

#### COUNCIL TAX BAND C

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We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

#### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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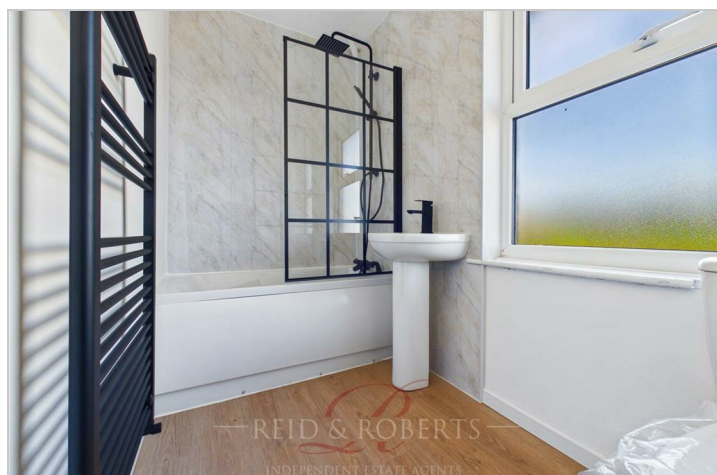
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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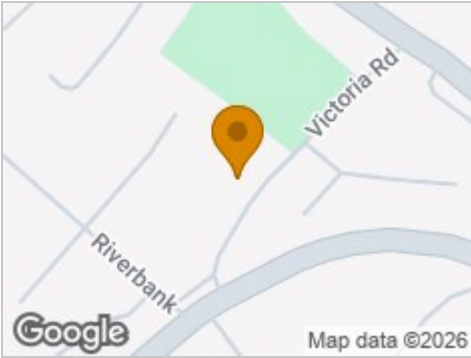
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#### TENURE

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



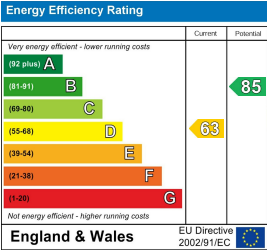
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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