



34 Oakfield Road

Buckley, CH7 2AR

Offers In The Region Of £190,000



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Accommodation Comprises

Entrance Hallway

Accessed via a UPVC entrance door with decorative glazed inset, the welcoming hallway provides access to the principal accommodation and includes an electric radiator, textured ceiling, courtesy lighting and a useful storage cupboard fitted with hanging rail and shelving.

Lounge

A bright and comfortable reception room featuring a large double-glazed UPVC window to the front elevation, allowing for an abundance of natural light. The room benefits from wood-effect laminate flooring, panelled walls, coved and textured ceiling, double panelled radiator, TV aerial point and a feature electric fire with attractive log-effect inset.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces over, the kitchen offers a practical and functional layout. Features include a stainless steel sink with mixer tap, four-ring electric hob with extractor canopy above, integrated oven, space for a fridge freezer and washing machine, additional worktop and storage space, tiled flooring, double panelled radiator and dual-aspect UPVC double-glazed windows to the front and side elevations. A UPVC door provides access to the driveway, carport and rear garden.

Inner Hallway

Providing access to the bedrooms and shower room.

Bedroom One

A generously sized double bedroom enjoying views over the rear garden through a double-glazed UPVC window. The room benefits from an extensive range of fitted wardrobes, drawers, hanging rails and shelving, providing excellent storage solutions. Additional features include panelled walls, picture rail, textured ceiling, central ceiling light point and double panelled radiator.

Bedroom Two

Currently utilised as a nursery, this versatile room would also make an ideal guest bedroom, dressing room or home office. Benefitting from a double-glazed UPVC window overlooking

the rear elevation, double panelled radiator, panelled walls and central ceiling light point.

Shower Room

Beautifully appointed with a modern three-piece suite comprising a shower cubicle with electric shower and PVC-panelled splashbacks, low flush WC and floating wash hand basin set within a vanity unit with storage drawers beneath and mirrored cabinet above. Further features include a heated towel radiator, tiled flooring, recessed spotlighting, extractor fan and a frosted double-glazed UPVC window to the side elevation.

External

To the front, the property benefits from off-road parking which extends to the side of the bungalow beneath a useful attached carport, providing sheltered parking and convenient access to the rear garden.

Rear Garden

The rear garden has been beautifully maintained and is predominantly laid to lawn, creating an attractive and private outdoor space. A stepping-stone pathway leads through the garden towards a delightful paved patio seating area positioned at the rear, ideal for relaxing or entertaining guests. The patio is surrounded by mature shrubs, established planting and decorative borders, creating a peaceful setting to enjoy throughout the warmer months. The garden is enclosed by attractive timber fencing, providing a good degree of privacy, while a useful outbuilding offers additional storage space. Enjoying a pleasant sunny aspect, the garden provides an excellent balance of lawn, planting and seating areas, making it a wonderful extension of the living accommodation.

EPC Rating - C

Council Tax Band - C

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Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts

has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

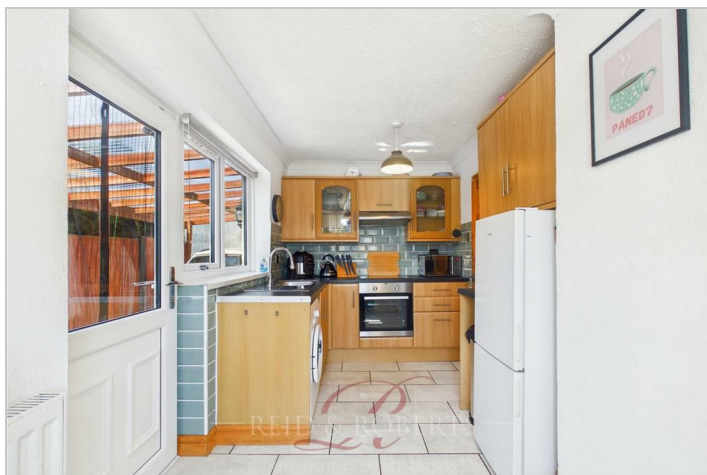
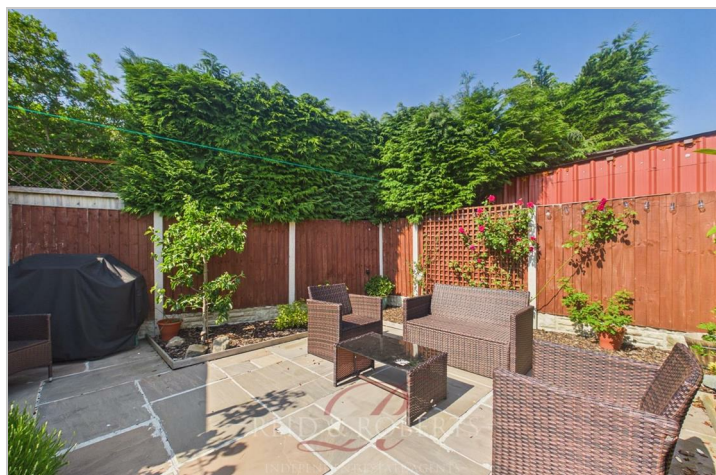
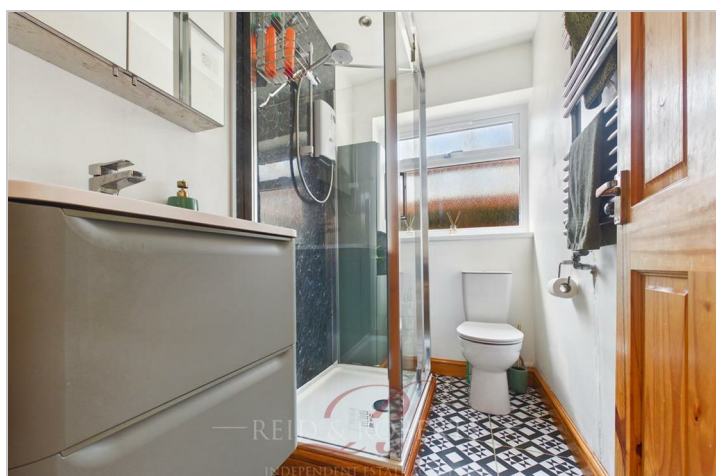
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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Tenure Information

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



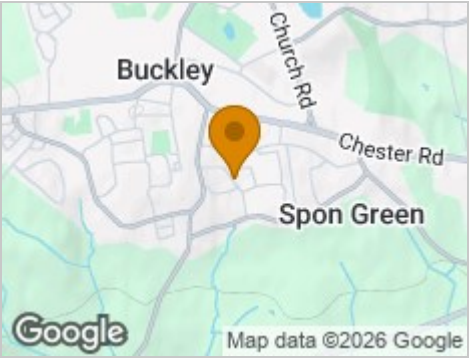
Road Map



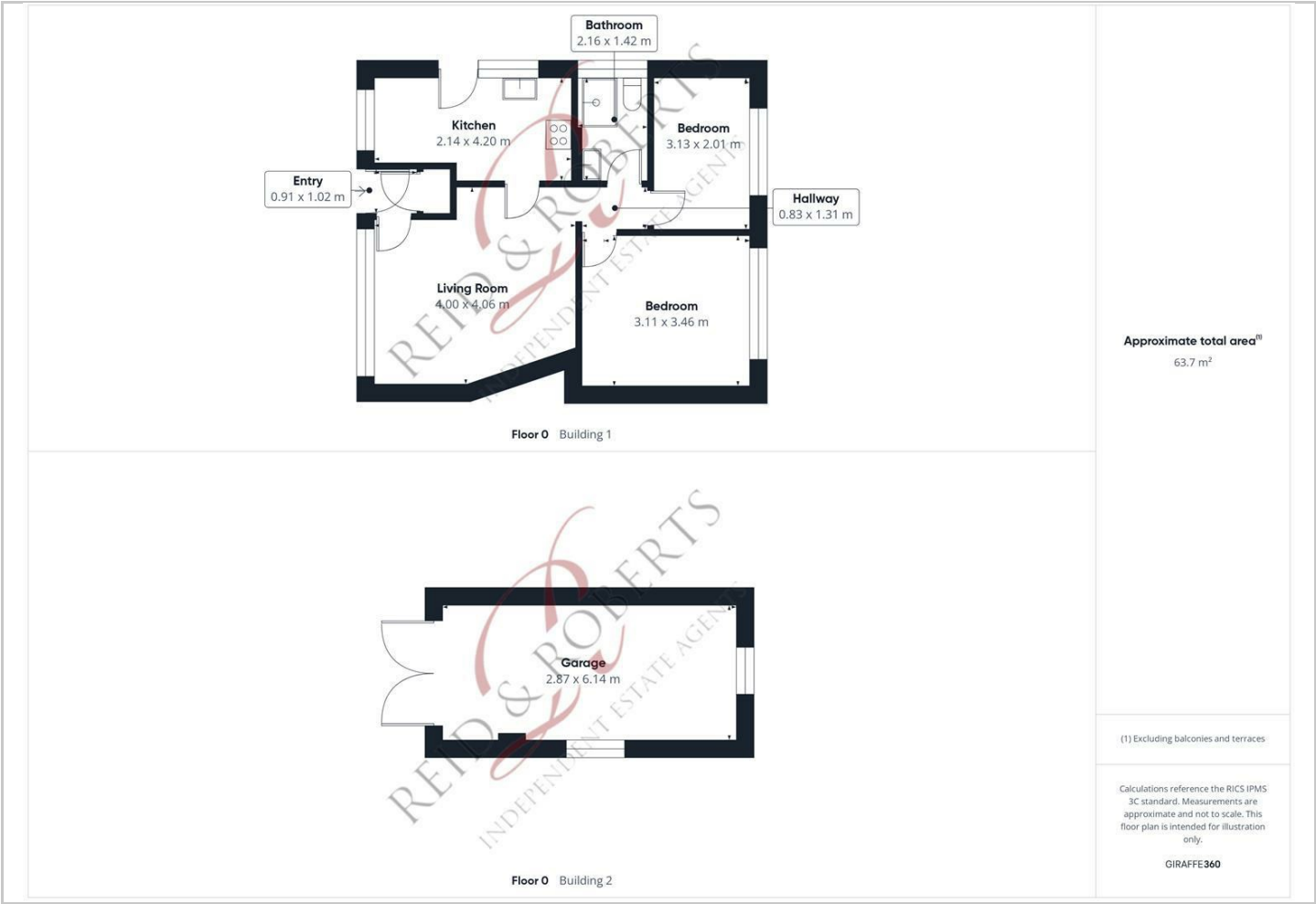
Hybrid Map



Terrain Map



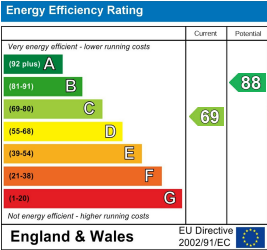
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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