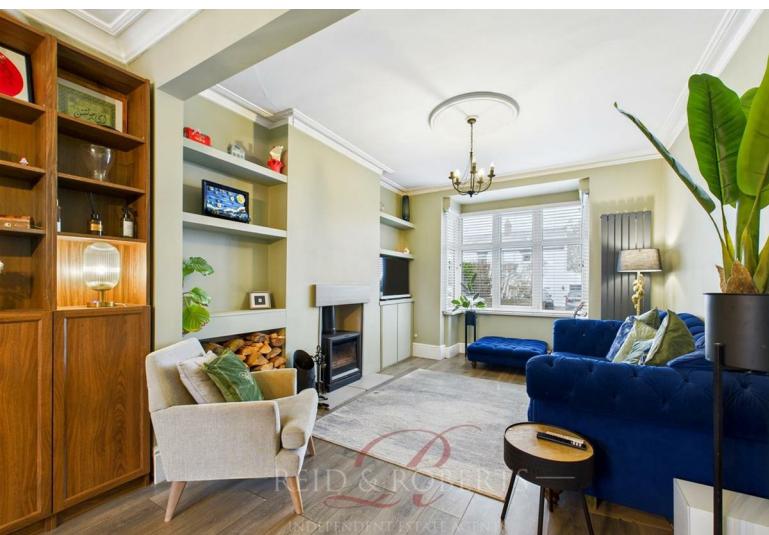




## 102 Liverpool Road

Buckley, CH7 3LJ

£200,000



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## Property Description

This beautifully presented two-bedroom semi-detached home offers an exceptional blend of character and contemporary living, resulting in a property that feels both welcoming and practical. Thoughtfully laid out and finished to a high standard throughout, the home is perfectly suited to first-time buyers, downsizers, or families seeking space, comfort, and versatility.

At the heart of the property is an impressive open-plan lounge and dining room, a standout feature that truly elevates the home. This generous and light-filled space has been designed with modern living in mind, providing an ideal setting for everyday family life as well as entertaining friends and family. The cosy multi-fuel burner creates a striking focal point, adding warmth, character, and a sense of comfort that makes this space equally inviting during the colder months. The proportions of the room allow for flexible furniture arrangements, ensuring it can easily adapt to your lifestyle. Both bedrooms are genuine double rooms, a rare and highly desirable feature in a property of this type. This makes the home particularly appealing for buyers looking for longevity, offering flexibility for home working, guest accommodation, or future family needs. The accommodation flows seamlessly and is well balanced, giving the property a feeling of space well beyond its external appearance.

In brief, the accommodation comprises an inviting entrance hallway, an impressive open-plan lounge and dining area, and a well-appointed kitchen to the ground floor. To the first floor are two spacious double bedrooms and a generously sized family bathroom, completing the internal layout. Externally, the property continues to impress. The rear garden is larger than average for a home of this style and has been thoughtfully arranged to offer both relaxation and practicality. A patio area provides the perfect spot for outdoor dining and entertaining, while the laid-to-lawn garden offers ample space for children.

## Accommodation Comprises

The property is approached via a smart block-paved driveway, providing off-road parking for two vehicles. A matching stepped pathway leads to the main entrance, a UPVC double-glazed door featuring attractive frosted stained-glass inset leads you to the entrance hallway setting the tone for the character found throughout the home.

## Entrance Hallway

Upon entering, you are welcomed into a bright and elegant hallway showcasing a beautiful original-style archway. The space benefits from high ceilings, decorative tiled vinyl flooring, a modern vertical radiator, central ceiling light points, and a staircase rising to the first-floor accommodation creating an immediate sense of space and period charm.

## Living Room

From the hallway, you are drawn into the outstanding open-plan lounge and dining area, a truly standout feature of the home.

The lounge enjoys a large bay window to the front elevation, allowing natural light to flood the space. Finished with wood-effect laminate flooring, high ceilings with decorative coving, and central ceiling lighting, the room is both stylish and welcoming. The focal point is the multi-fuel burners set on a tiled hearth perfect for cosy evenings with built-in shelving either side perfect for showcasing decorative touches. TV aerial points are also in place for modern living.

## Dining Room

A squared archway leads seamlessly into the dining area, continuing the sense of openness. This generous space easily accommodates a large dining table, making it ideal for family gatherings and entertaining guests. Features include high ceilings with coving, a central ceiling light point, a double-panel radiator, and a double-glazed UPVC window overlooking the rear garden.

## Kitchen

A door from the dining area leads into the kitchen, which is well laid out and offers excellent functionality. The kitchen features decorative tiled vinyl flooring and a range of wall and base units topped with complementary marble-effect work surfaces. There is space for a fridge freezer or dishwasher. A four-ring gas hob with electric oven beneath provides practical cooking facilities, while a stainless steel sink with mixer tap and drainer sits below a double-glazed UPVC window to the side elevation. A further frosted double-glazed UPVC door provides access to the rear garden, and an under-stairs storage cupboard offers valuable additional storage. The kitchen also offers sufficient space to accommodate a small breakfast table if desired.

## First Floor Accommodation

### Landing

Stairs rise from the hallway to a galleried first-floor landing, which benefits from a ceiling light point, loft access, and a single-panel radiator, with doors leading to both bedrooms and the family bathroom.

### Main Bedroom

The principal bedroom is an exceptionally generous double room, comfortably accommodating a king-size bed along with extensive wardrobe space. The room benefits from two double-glazed UPVC windows to the front elevation with top-opening sections, a double-panel radiator, a TV aerial point, and a bright, airy feel that completes the accommodation.

### Second Bedroom

The second bedroom is a well-proportioned double room, benefiting from recessed spot lighting, a double-glazed UPVC window to the rear elevation, a modern vertical radiator, and ample space for bedroom furniture and wardrobe storage.

### Family Bathroom

The family bathroom is exceptional in size for a property of this type and is fitted with a four-piece suite comprising a corner shower cubicle with mains-fed shower and hand attachment, a corner paneled bath, pedestal wash hand basin, and a low-flush WC. The room also features a heated towel rail, an additional radiator, decorative tiled vinyl flooring, high ceilings with coving, and two double-glazed UPVC windows to the side elevation, one of which is frosted for privacy, while still allowing an abundance of natural light to enter.

## Exterior

### Garden

The rear garden is a particularly attractive feature of the property, offering generous proportions that are larger than typically found in homes of this style.

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Designed with both relaxation and practicality in mind, the garden provides an excellent balance of usable outdoor space and privacy. Immediately to the rear of the property is a paved patio area, creating an ideal spot for outdoor dining, entertaining, or simply enjoying the warmer months. This space flows seamlessly from the house and comfortably accommodates garden furniture, making it perfect for hosting friends and family. Beyond the patio, the garden opens into a well-maintained laid-to-lawn area, providing ample space for children to play, gardening enthusiasts, or those seeking a peaceful outdoor retreat. The garden is well enclosed with fenced boundaries and mature hedging, offering a good degree of privacy while maintaining a pleasant open feel. To the rear of the garden, there are useful storage sheds discreetly positioned, ideal for garden tools, outdoor equipment, or additional storage needs. Overall, this is a versatile and inviting outdoor space that complements the property beautifully and enhances its appeal for a wide range of buyers.

#### Outbuilding

A useful space offering void and plumbing for washer and dryer.

EPC Rating TBC

Council Tax Band C

#### VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

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

#### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### MISDESCRIPTION ACT

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.

#### MAKE AN OFFER

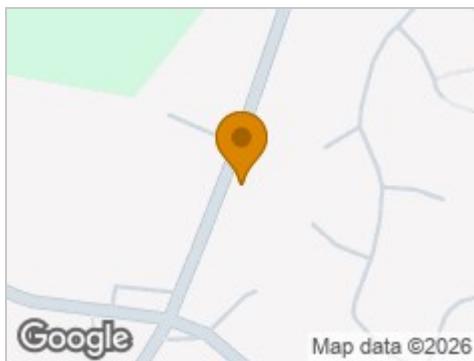
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and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

#### MONEY LAUNDERING REGULATIONS

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.



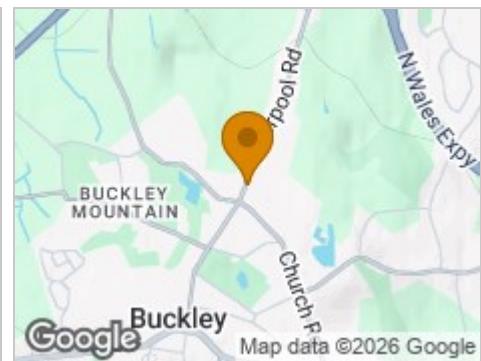
## Road Map



## Hybrid Map



## Terrain Map



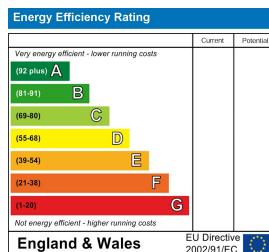
## Floor Plan



## 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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