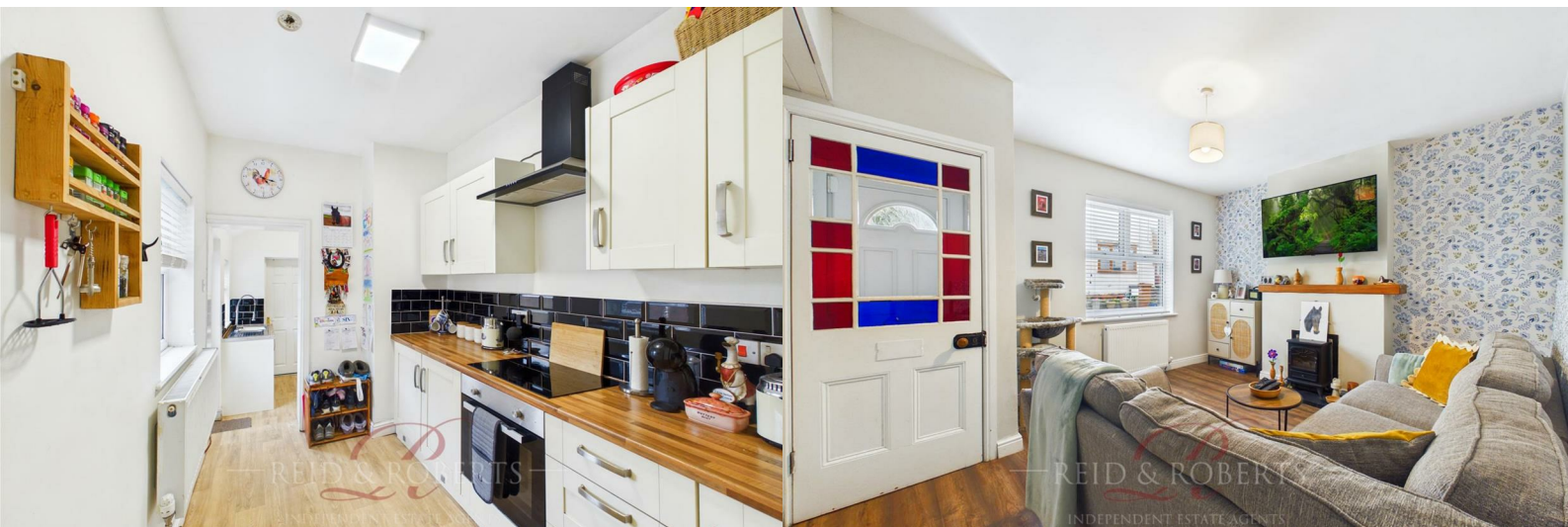




8 Lambs Lane

Buckley, CH7 2HW

Offers In The Region Of £160,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this extremely spacious two-bedroom semi-detached home, ideally located within the popular town of Buckley and benefitting from off-road parking for two vehicles to the front. This well-proportioned property offers a fantastic blend of space, practicality and potential, making it an ideal purchase for first-time buyers, small families or investors alike.

Upon entering, you are welcomed by a useful porch area leading into a bright and inviting lounge, featuring a large front-facing window and stylish laminated flooring. To the rear, a generous dining room provides the perfect setting for both everyday living and entertaining, complete with a feature fireplace and stairs rising to the first floor. The kitchen is arranged over split levels, offering a range of units, integrated cooking facilities, space for appliances and direct access to the rear garden, alongside a convenient ground floor bathroom fitted with a three-piece suite. Upstairs, the property continues to impress with a spacious principal bedroom benefiting from its own en-suite shower room, while the second bedroom offers versatility as a guest room, nursery or home office. Externally, the property boasts a low-maintenance rear garden, mainly laid to patio and lawn, offering excellent potential to personalise and create an enjoyable outdoor space.

Buckley is a well-established and sought-after town offering a range of local amenities, schools, shops and leisure facilities. The area benefits from excellent transport links, providing easy access to nearby towns and cities including Chester, Wrexham and beyond, making it an ideal location for commuters. Early viewing is highly recommended to fully appreciate the space and opportunity this home has to offer.

Accommodation Comprises

Entrance Porch

The property is entered via a Upvc front door into a welcoming porch area, offering a practical and convenient space for coats and footwear. A charming wooden door with coloured glass insets provides access into the main living accommodation, adding a touch of character upon entry.

Lounge

Positioned to the front of the property, the lounge is a bright and generously sized living space, ideal for relaxing or entertaining. A large Upvc window allows for an abundance of natural light,

complemented by a double panelled radiator beneath. The room features a chimney breast, stylish laminated wooden flooring, and a central ceiling light point, creating a warm and inviting atmosphere. A wooden door leads through to the dining room.

Dining Room

A well-proportioned and versatile dining space, perfect for both everyday living and hosting guests. A Upvc window to the rear elevation brings in plenty of natural light, with a radiator positioned below. The room is centered around a feature fireplace adding charm and character. Stairs rise from here to the first floor, and the room flows seamlessly, stepping down into the kitchen.

Kitchen

The kitchen is thoughtfully arranged over split levels, creating both visual interest and a sense of defined space. The upper level offers a range of wall and base units, along with an integrated cooker and extractor hood. A step down leads to the lower kitchen area, featuring a stainless steel sink with mixer tap, space for appliances including a fridge, and a wall-mounted boiler. Dual Upvc windows allow for plenty of natural light, while tiled splashbacks provide a practical and easy-to-maintain finish. A double panel radiator adds comfort, and a Upvc frosted door offers direct access to the rear garden.

Ground Floor Bathroom

Located to the rear and accessed via the kitchen, this well-appointed bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, low flush WC, and pedestal wash hand basin. The space is enhanced by tiled splashbacks, a central ceiling light point, and a frosted Upvc double glazed window to the side elevation, allowing for natural light while maintaining privacy.

First Floor Accommodation

Stairs rise from the dining room to the first floor, providing access to the two bedrooms and en-suite.

Bedroom One

A spacious and comfortable principal bedroom, offering a bright and relaxing environment. A Upvc window to the front elevation allows for plenty of natural light, with a radiator beneath. The room provides ample space for freestanding furniture and benefits from recessed spotlights to the ceiling, adding a modern touch.

En Suite

Fitted with a modern three-piece suite comprising a corner shower enclosure with tiled surround, low flush WC, and pedestal wash hand basin. A frosted Upvc double glazed window to the side elevation provides natural light while maintaining privacy. Additional features include tiled splashbacks and a central ceiling light point.

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Bedroom Two

A well-proportioned and versatile second bedroom, currently used as a children's room. The space enjoys a light and airy feel thanks to a Upvc double glazed window to the rear elevation. There is ample room for bedroom furnishings, and the space would equally suit use as a guest room, nursery, or home office.

Rear Garden

To the rear, the property offers a low-maintenance garden with excellent potential for further enhancement. The space is mainly laid to a combination of patio and lawn areas, enclosed by fencing for added privacy. With scope to landscape and personalise, this outdoor area presents a fantastic opportunity to create a garden tailored to individual tastes.

EPC Rating -TBC

Council Tax Band - C

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

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

Loans and Repayments

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

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation 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.

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

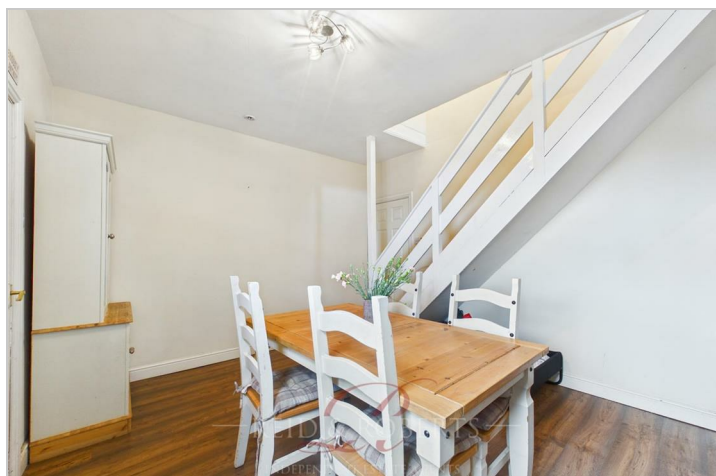
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



Hybrid Map



Terrain Map



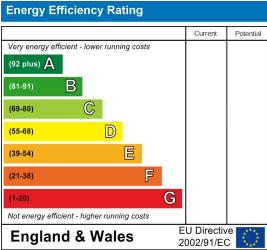
Floor Plan



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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