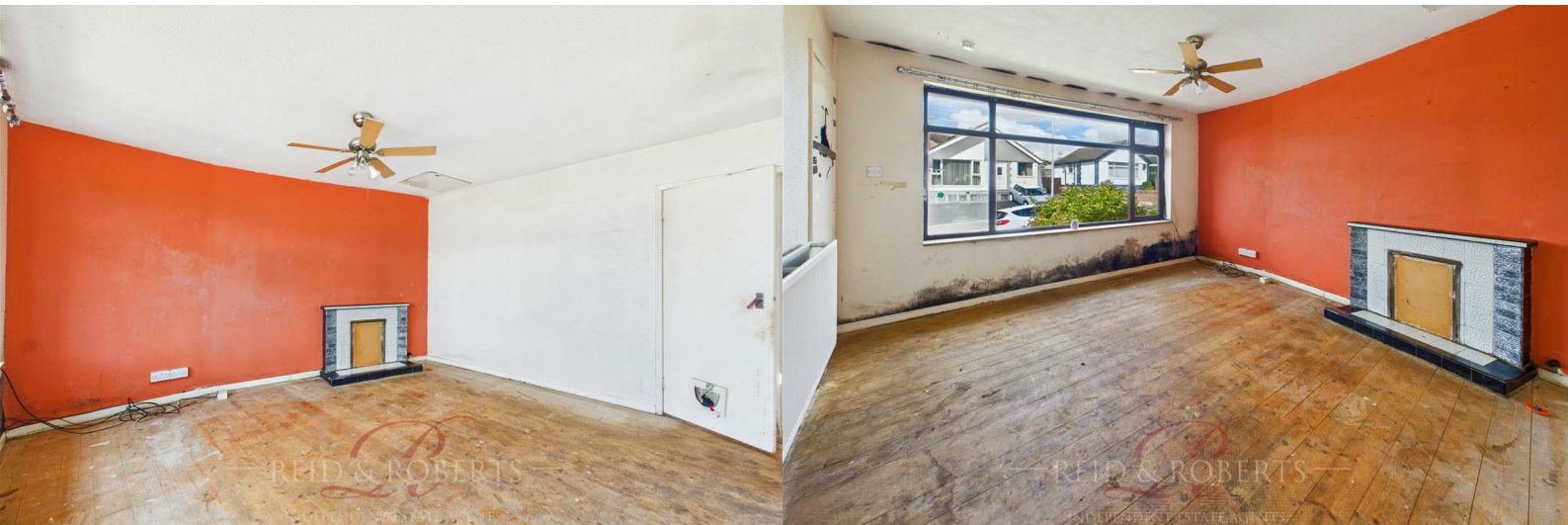




## 63 Briar Drive

Buckley, CH7 2AS

£146,995



# 63 Briar Drive

Buckley, CH7 2AS

£146,995



## Accommodation Comprises

The property is approached via a tarmac driveway extending to the side of the home, leading to a detached garage. Concrete steps rise to the front entrance, where a UPVC wood-grain effect door provides access to the hallway.

### Entrance Hallway

With wood effect laminate flooring and enough room for shoe and coat storage.

Door opens into:

### Lounge

The lounge features exposed floorboards, a textured ceiling, and a double panel radiator. A fireplace, currently blocked off, could be reinstated if desired. A central ceiling light point with fan adds practicality, while an archway opens directly into the kitchen.

### Kitchen

The kitchen is fitted with a range of wall and base units, complemented by a stainless steel one-and-a-half bowl sink unit. There is space for an electric oven, and the room is finished with wood-effect laminate flooring. A useful storage cupboard is also provided.

### Inner Hallway

From the lounge, a door leads into the inner hallway, which gives access to the loft, bedrooms, and bathroom.

### Bedroom One

A well-proportioned double room with wooden-framed double-glazed windows to the rear elevation, a radiator, and a textured ceiling.

### Bedroom Two

Another generous room, with UPVC double-glazed windows to the rear elevation, a radiator, and a textured ceiling.

### Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath, low flush W.C, and wash hand basin.

### Outside

The property is accessed via a tarmac driveway which extends along the side of the home and provides access to a detached garage. To the front, concrete steps lead up to the entrance, where a UPVC wood-grain effect door opens into the hallway.

The rear garden, while currently overgrown, offers significant potential and would benefit from full renovation. It presents an excellent opportunity for landscaping and design to suit individual preferences.

### EPC Rating D

### Council Tax Band C

### 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

Tel: 01352 700070

### 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.

### 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.



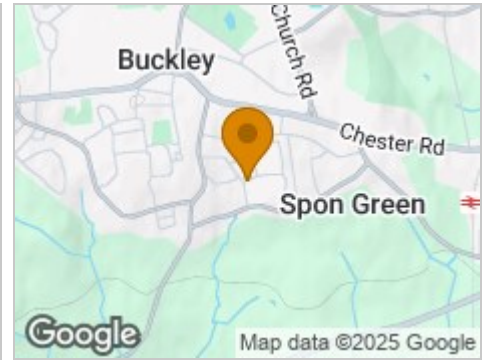
## Road Map



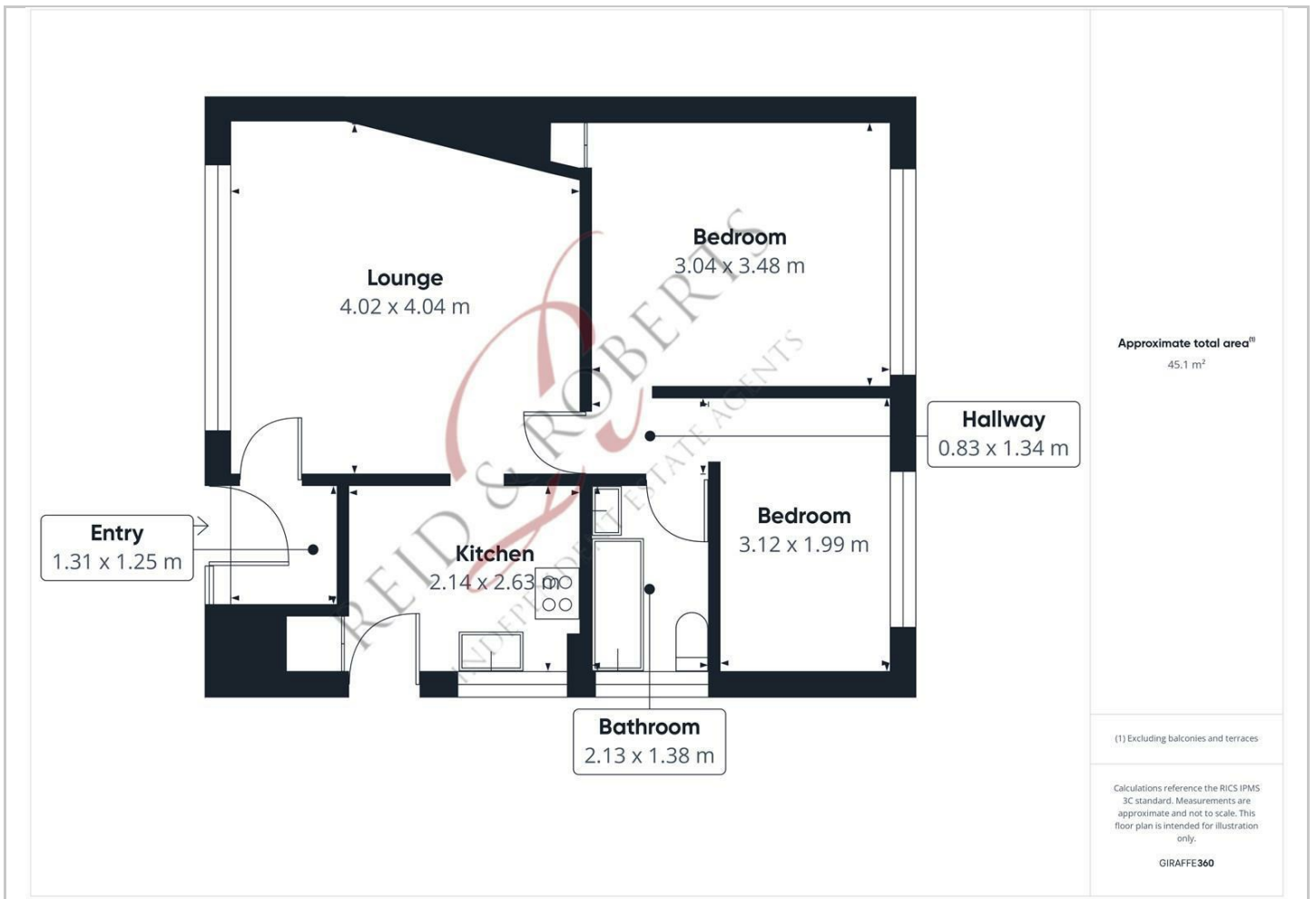
## Hybrid Map



## Terrain Map



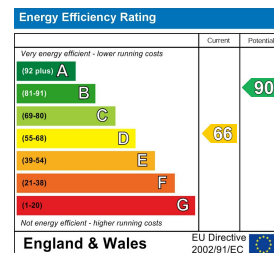
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.