



15 Woodcroft, Burntwood Road

Buckley, CH7 3EW

Offers In The Region Of £240,000



15 Woodcroft, Burntwood Road

Buckley, CH7 3EW

Offers In The Region Of £240,000



Accommodation Comprises

The property is approached via a gravelled driveway, providing off-road parking and access to the attached garage. Entry to the home is through a uPVC double-glazed front door with a frosted glass inset, which opens into a spacious entrance porch.

Entrance Porch

This welcoming area offers a practical space for coats and shoes and features wood-effect laminate flooring, creating a modern and durable finish. From the porch, there is internal access to the attached garage on the left-hand side, while to the right is a conveniently positioned downstairs WC.

Downstairs WC

The downstairs cloakroom is fitted with a two-piece suite comprising a low flush WC and a wash hand basin with splashback tiling. The room also benefits from a single panel radiator and a double-glazed uPVC window to the front elevation with a top opener, allowing natural light while maintaining privacy. The wood-effect laminate flooring continues seamlessly from the entrance porch, contributing to a cohesive and contemporary feel.

Living Room / Dining Room

A wooden internal door with frosted textured glass leads from the porch into the main living accommodation. This area forms one large, open-plan space that incorporates both the living room and dining room. The room offers generous proportions and flexible living arrangements, making it ideal for both everyday family life and entertaining guests. Stairs rise from this room to the first-floor accommodation, while the space itself is enhanced by a curved ceiling, multiple central ceiling light points, and three single panel radiators positioned throughout to ensure warmth and comfort. The room also benefits from TV aerial sockets and power points, along with the continuation of the wood-effect laminate flooring which adds to the sense of flow throughout the ground floor.

At the rear of the living and dining area, double-glazed uPVC patio doors open directly onto the rear garden, allowing plenty of natural light to enter the room and providing easy access to outdoor space.

Kitchen

The kitchen is accessed from the dining area and is fitted with a range of high-gloss wall and base units with complementary work surfaces over. The kitchen includes integrated appliances such as a four-ring gas hob by Lamona with an extractor hood above, a matching Lamona oven, and a Russell Hobbs built-in microwave. There is also space

provided for a freestanding fridge freezer. A stainless steel circular sink unit with mixer tap is set within the work surface, and there is a cupboard housing the Worcester boiler. The kitchen further benefits from plumbing and space for a washing machine, PVC splashback panels along the work surfaces, wood-effect laminate flooring, and a single panel radiator. Natural light is provided by a double-glazed uPVC window to the rear elevation, while a further double-glazed uPVC door leads out to the rear garden.

Landing

Stairs from the dining area rise to the first-floor accommodation, where there is a gallery-style landing. The landing features a double-glazed uPVC window to the side elevation, allowing additional natural light into the space. There is also access to the loft and a useful storage cupboard which provides ample space for household items. From the landing, doors lead to the bedrooms and the family bathroom.

Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with an electric shower over and a fully tiled enclosure. There is a close-coupled WC and a wash hand basin set within a vanity unit, offering both style and additional storage. The room also benefits from a heated towel rail, wood-effect laminate flooring, and a double-glazed frosted uPVC window to the rear elevation.

Principal Bedroom

The principal bedroom is situated at the rear of the property and is an excellent size, comfortably accommodating a king-size bed along with additional bedroom furniture. The room benefits from a double-glazed uPVC window overlooking the rear garden and a single panel radiator. Built-in wardrobes with double doors provide useful storage, complete with hanging rail and shelving.

Bedroom Two

A well-proportioned second bedroom with a single panel radiator and double glazed uPVC window to the front elevation.

Bedroom Three

The third bedroom is positioned to the front of the property and functions well as a single bedroom, nursery, or home office. It features a double-glazed uPVC window to the front elevation, a single panel radiator, and a built-in storage cupboard located over the stair recess. This cupboard offers additional storage space and includes a hanging rail and shelf.

Tel: 01352 700070

Outside

To the front, the property is approached via a spacious gravelled driveway providing ample off-road parking for multiple vehicles and access to the integral garage with an up-and-over door, offering additional parking or useful storage space. Gated side access leads through to the rear of the property and provides a secure area suitable for additional vehicle storage such as a caravan or trailer. The property benefits from a well-maintained and enclosed rear garden, primarily laid to lawn with established shrub and plant borders. A gravelled seating area adjoins the property, providing space for outdoor furniture with steps leading up to the lawned garden. The garden is enclosed by fencing and enjoys a pleasant, private outlook with mature trees beyond.

EPC RATING TBC

COUNCIL TAX BAND D

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

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

Loans and Repayments

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

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.

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.

Our Opening Hours

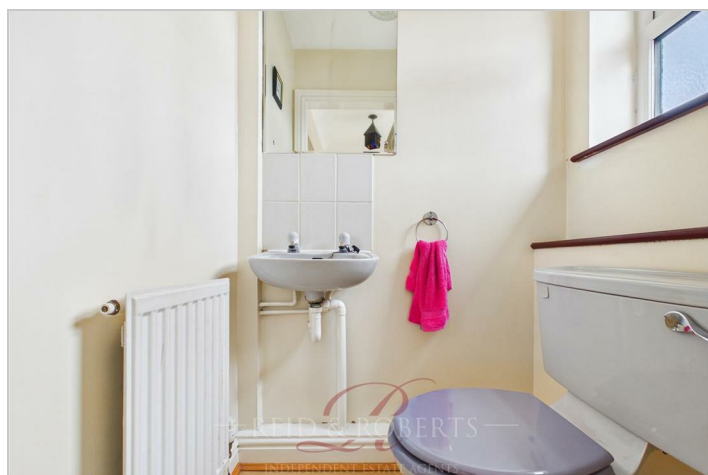
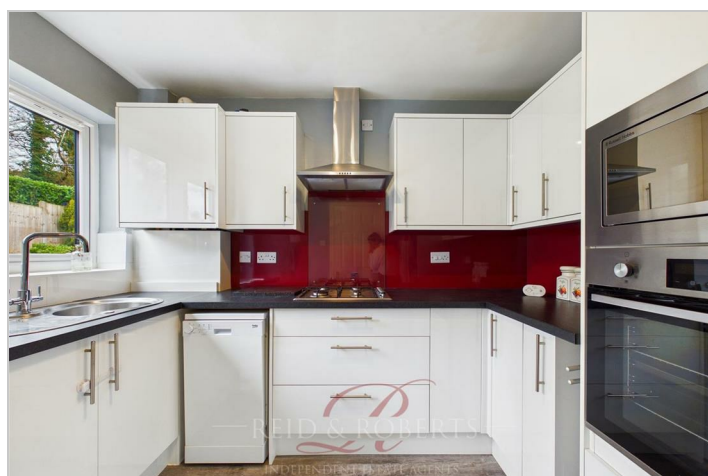
MONDAY - FRIDAY 9.00am - 5.30pm

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.



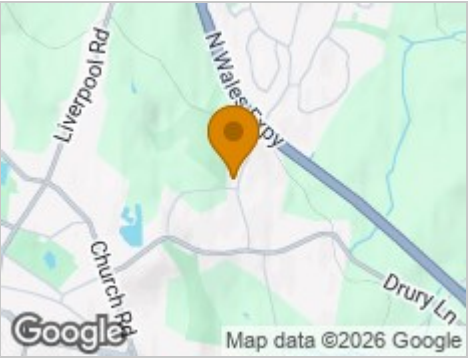
Road Map



Hybrid Map



Terrain Map



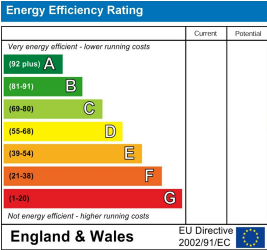
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.