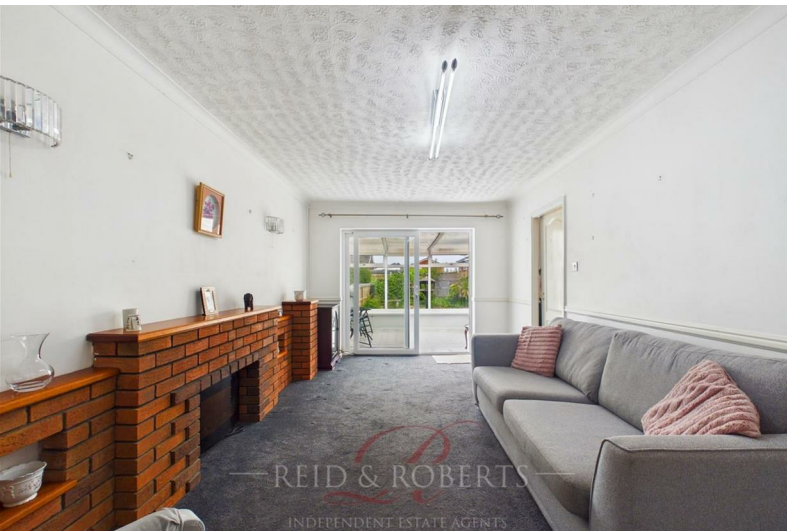




## 60 Mayfield Drive

Buckley, CH7 2PN

Offers Over £170,000



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## Summery Description

Reid & Roberts are delighted to present this well-maintained two-bedroom semi-detached bungalow, occupying a desirable position within a popular residential area. Offering spacious and well-proportioned accommodation throughout, this attractive home is ideal for those seeking comfortable single-storey living. Benefitting from ample off-road parking, a carport, conservatory and enclosed rear garden, the property offers a fantastic opportunity for downsizers, first-time buyers and those looking for a property ready to move straight into.

## Accommodation Comprises

### Entrance Hallway

The property is approached via a block-paved driveway extending alongside the property beneath a useful carport. A UPVC double-glazed entrance door opens into a welcoming L-shaped hallway featuring a double panel radiator, textured ceiling, wall-mounted heating controls, loft access and doors leading to all principal accommodation.

### Lounge

A spacious and comfortable living room centred around an attractive brick-built fireplace incorporating an electric fire, creating a wonderful focal point within the room. Additional features include a double panel radiator, textured and coved ceiling, picture rail and central ceiling light point. The generous proportions provide ample space for a range of living room furniture, making it an ideal space to relax and entertain.

### Kitchen

Accessed via a sliding door from the lounge, the kitchen is fitted with a range of wall and base units complemented by wood-effect work surfaces. Features include a composite sink unit with mixer tap and matching drainer, space for an electric oven and grill with extractor canopy above, tile-effect vinyl flooring and a UPVC double-glazed window overlooking the rear garden. A built-in breakfast bar provides additional workspace and casual dining space, with a double panel radiator positioned beneath.

Conservatory

### Conservatory

A wonderful addition to the property, the conservatory is constructed on a dwarf brick wall with UPVC double-glazed windows to the rear and side elevations. Enjoying pleasant views over the garden, the room benefits from tiled flooring, double panel radiator and UPVC double-glazed doors opening onto the rear garden, creating an ideal space to relax throughout the year.

### Bedroom One

A generously proportioned double bedroom enjoying a UPVC double-glazed window to the front elevation. The room benefits from built-in wardrobes and drawer units providing ample storage, together with a double panel radiator, textured ceiling and central ceiling light point.

### Bedroom Two

Another well-sized double bedroom featuring a UPVC double-glazed window to the front elevation, double panel radiator, textured ceiling and central ceiling light point.

### Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with electric shower over, floating wash hand basin and low flush WC. The room benefits from fully tiled walls, tile-effect vinyl flooring, textured ceiling, central ceiling light point and a frosted UPVC double-glazed window to the side elevation. A large built-in airing cupboard provides excellent additional storage and houses a radiator.

### External

To the front, a block-paved driveway provides ample off-road parking and leads to a covered carport at the side of the property. To the rear, the garden offers a private and enclosed outdoor space, ideal for enjoying the warmer months, with ample room for seating, entertaining and gardening.

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

Tel: 01352 700070

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

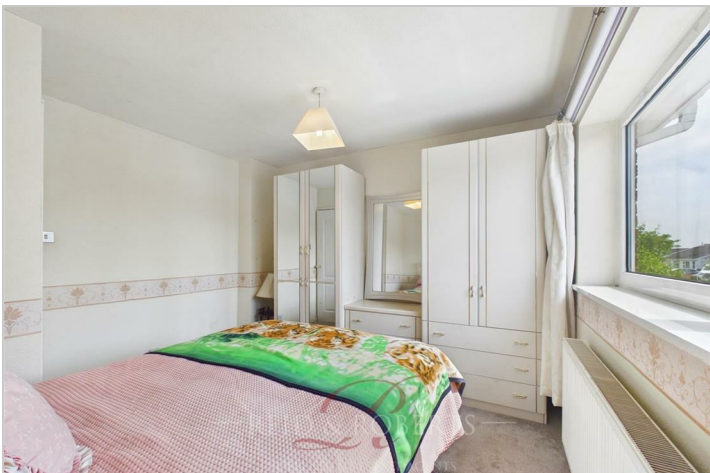
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

#### Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

#### Tenure Information

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



## Road Map



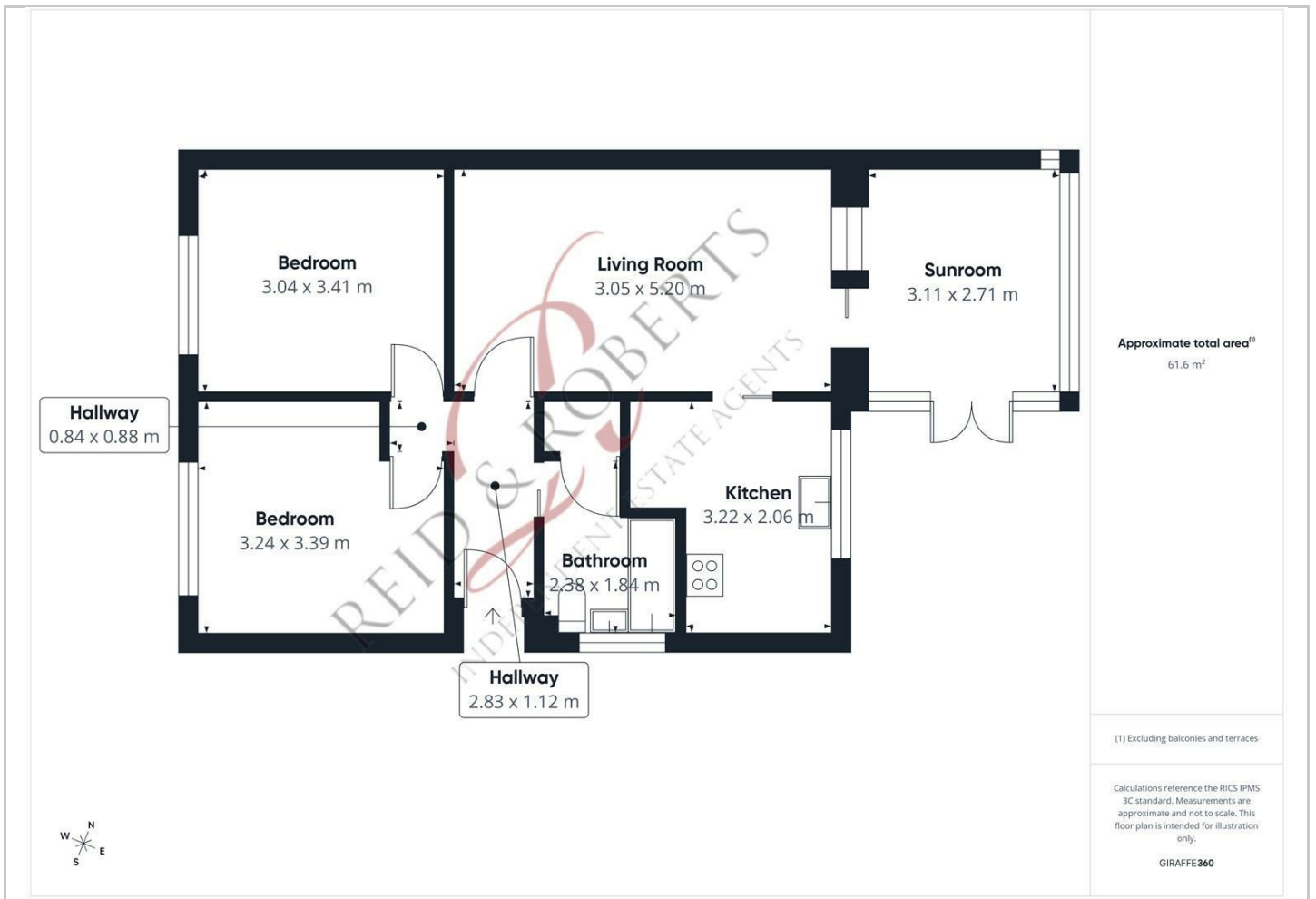
## Hybrid Map



## 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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