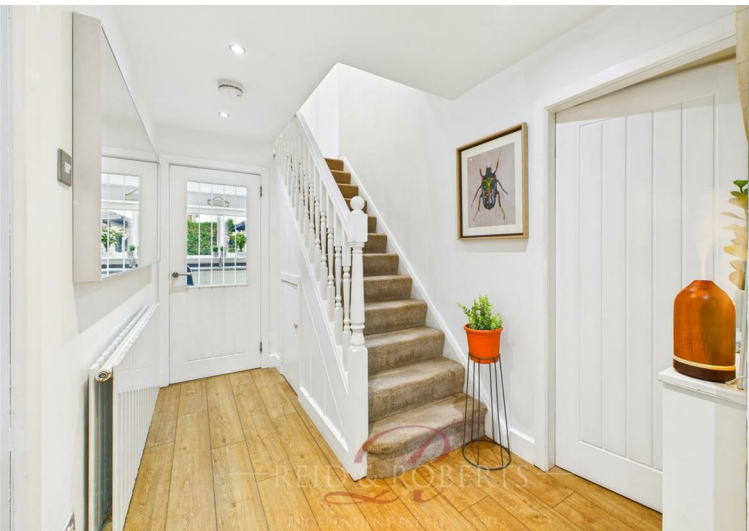




8 Etna Road

Buckley, CH7 3LG

Asking Price £390,000





# 8 Etna Road

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## Asking Price £390,000



### Location

Situated in the heart of Buckley, this property enjoys a prime position in a thriving area known for its welcoming community, excellent amenities, and strong transport links. Buckley offers a wide range of local shops, highly regarded schools, and easy access to Mold, Chester, and Wrexham making it an ideal choice for both families and professionals.

The home is tucked away on a quiet, no-through residential road that feels very private and peaceful, with the added benefit of being directly opposite a tranquil churchyard, ensuring the property is not overlooked. Nature lovers and families will appreciate having Etna Park just at the end of the road, complete with a public footpath linking to the scenic Heritage Trail, as well as Buckley Common only a short stroll away featuring a duck pond, children's play area, fishing pond, and open green space.

Conveniently, the property is within walking distance of the town centre, local pubs, and other amenities. It also falls within the catchment area for both Mountain Lane Primary School and Elfed High School, making it particularly attractive to families with children. For commuters, nearby bus stops offer direct services into Chester, further enhancing the property's accessibility and appeal.

### Accommodation Comprises:

Enter the home through a white UPVC door with double-glazed frosted decorative panels into a spacious reception hall.

### Reception Hall

Featuring wood-effect laminate flooring, stairs leading to the first-floor accommodation, and a double panel radiator. Practical storage includes an under-stairs cupboard and a large walk-in cupboard with double-glazed window to the side elevation housing the electric fuse box, ideal for storing coats, hoovers, and general household essentials. Inset spotlights, a smoke alarm, and a wall-mounted cupboard housing the Wifi and general storage space add convenience. Doors leading to:

### Lounge

A welcoming and elegant lounge accessed via a wooden door with a single glazed panel. The room features a large wooden-framed double-glazed window to the front elevation with leaded top openers, bathing the space in natural light. Highlights include a charming cast iron log burner set on a slate hearth, framed by an inset oak beam, double panel radiator and wood-effect laminate flooring. With wall lighting, a central ceiling light, TV point, and Sky connection, this room is perfect for cosy evenings and stylish entertaining.

### Snug/Office

This versatile room is ideal as a home office, snug, or playroom. It features inset spotlights, a central feature light, a double-glazed UPVC window to the front elevation, and a single panel radiator. The wood-effect laminate flooring continues through, complemented by built-in cupboards and shelving in a contemporary charcoal finish. A stylish, quiet retreat within the home. There is a downstairs W.C adjacent to the wall of the snug which offers potential to open up the space for those looking for independent living options.

### Open Plan Kitchen/Dining/Living Space

A truly stunning heart-of-the-home space, this open-plan area has been thoughtfully designed to bring families together and encourage connection. With its spacious and flowing layout, it's perfect for everything from lively family breakfasts to relaxed evening entertaining. Whether you're hosting friends or enjoying quality time with loved ones, this warm and welcoming space offers the ideal backdrop for modern living, combining functionality, style, and sociability in perfect harmony.

### Kitchen Area

Fitted with a range of wall and base units with complementary worktops, the kitchen features a built-in dishwasher, under-counter fridge, and an eye-level Bosch oven and grill. A five-ring gas hob with stainless steel extractor hood and a decorative glass splashback offer modern functionality. The stainless steel one and a half bowl sink with drainer and mixer tap is set beneath two double-glazed UPVC windows to the rear. Additional features include a breakfast bar with space for stools, three feature hanging pendant lights, built-in wine racks, matching upstands, tiled flooring, and inset spotlights.

### Dining Room

This space flows seamlessly from the kitchen with wood-effect laminate flooring and inset spotlights, creating a perfect zone for family meals or entertaining guests.

### Sun Room/Living Area

This beautiful sunroom benefits from vaulted ceilings with two wooden-framed Velux windows and a double-glazed UPVC window to the rear elevation. French doors with side panels open out to the garden, providing excellent natural light and a lovely connection to outdoor space. With wood effect laminate flooring, a central ceiling light, TV point, and double panel radiator, this is a cosy and sociable area to relax.

### Utility Room

Practical and stylish, the utility room is fitted with wood-effect worktops and provides space and plumbing for both a washing machine and tumble dryer. The wall-mounted gas boiler is also located here. With tiled flooring, inset spotlights, a single panel radiator, and a UPVC door with frosted panel giving access to the side of the property, this room is both functional and well-appointed.

### Downstairs W.C

A beautifully finished two-piece suite comprising a low flush W.C and a wall-mounted vanity unit with inset basin and black mixer tap. The space is completed with patterned tiled flooring, inset spotlights, and a modern, stylish aesthetic.

### First Floor Accommodation

### Landing

The landing is a bright and inviting space, enhanced by a striking circular sun tunnel window that floods the area with natural light. Its split-level design adds character and dimension, while recessed spotlights and stylish wall light points create a warm and elegant ambience. A built-in storage cupboard offers practical convenience, completing this thoughtfully designed transitional space.

### Bedroom One

A stunning principal bedroom featuring a range of built-in wardrobes with sliding doors, rails, and shelving. The room boasts a large UPVC double-glazed window overlooking the rear garden, wood-effect laminate flooring, single panel radiator, central ceiling light, and TV point. Feature hanging pendants are located above each bedside table, adding to the room's boutique feel. A private door leads into the ensuite.

### En-Suite

The ensuite is beautifully finished with a contemporary three-piece suite, comprising a low flush WC, a sleek vanity unit with storage cupboards, and an inset sink with a modern mixer tap. A generous double walk-in shower features a glass privacy screen, mains-powered rainfall shower, and additional shower attachment. Stylish and practical, the space is fully tiled with coordinating tiled flooring and includes a modern wall-mounted black vertical radiator, a wall-mounted mirror, inset spotlights, and a frosted UPVC double-glazed window to the rear elevation for natural light and ventilation.

### Bedroom Two

Another generously sized double bedroom with a wooden-framed double-glazed window to the front elevation, double panel radiator, wood-effect vinyl flooring, coved ceiling, central ceiling light, and TV point. Perfect as a secondary principal bedroom.

### Bedroom Three

This front-facing bedroom features a large wooden-framed double-glazed window with leaded top openers overlooking the churchyard, wood-effect laminate flooring, single panel radiator, central ceiling light, and mirrored sliding door wardrobes. A bright, stylish space ideal for children, guests, or dressing room use.

### Bedroom Four

A generously sized double bedroom with a wooden-framed double-glazed window to the front elevation, single panel radiator, carpeted flooring, central ceiling light, loft hatch access, and over-stairs storage cupboards with shelving.

### Bathroom

A luxurious four-piece suite featuring a low flush WC, a wall-mounted wood-effect vanity unit with inset sink and black mixer tap, a deep roll-top bath with floor-mounted black mixer tap and shower attachment, and a walk-in double shower enclosure with clear glass privacy screen, rainfall mains shower and alcove shelving. Additional features include tiled flooring and walls, inset spotlights, a large frosted double-glazed UPVC window, black wall-mounted heated towel rail, and a matching wood-effect wall cupboard. A beautifully styled and indulgent space.

Tel: 01352 700070

## Outside

The rear garden is a standout feature of this property, offering a private and well-designed outdoor oasis. Accessed via French doors from the sunroom, the L-shaped paved patio wraps around the rear of the property, providing ample space for outdoor seating and dining—ideal for barbecues and gatherings.

A beautiful wooden pergola with integrated hanging chairs and swings forms a stylish entertaining area, complete with fitted heaters and a clear plastic roof for year-round shelter without compromising natural light. Adjacent to this is a purpose-built, fully insulated timber-framed garden room designed as a fully functioning outdoor bar. This impressive space features an authentic bar top, serving hatch, full electric supply, and Wi-Fi connection—perfect for socialising, relaxing, or even working from home.

Beyond this, a level lawn area is ideal for children and pets, leading to a peaceful corner patio that serves as a sunny retreat for morning coffee or evening relaxation. The garden is generous in size, fully modernised, and offers exceptional versatility for family life and outdoor entertaining.

## 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

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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

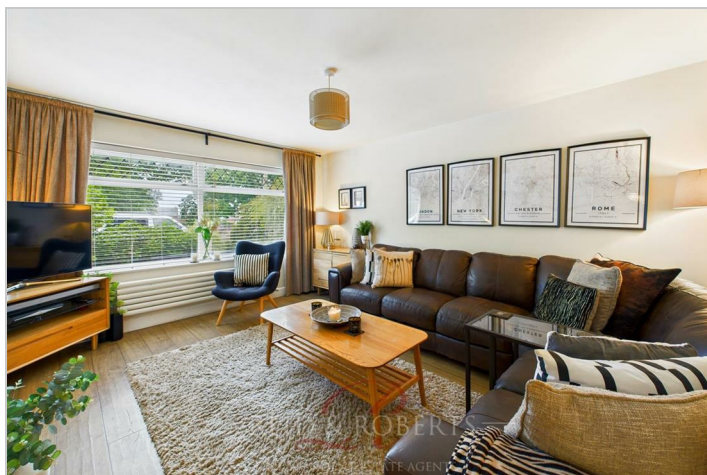
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

## 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.

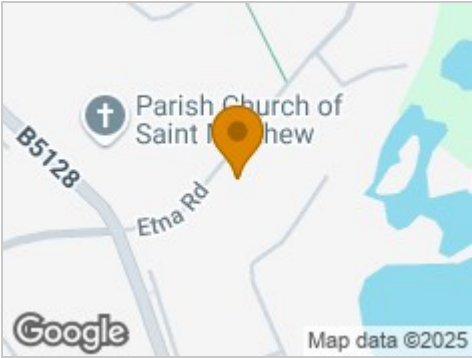
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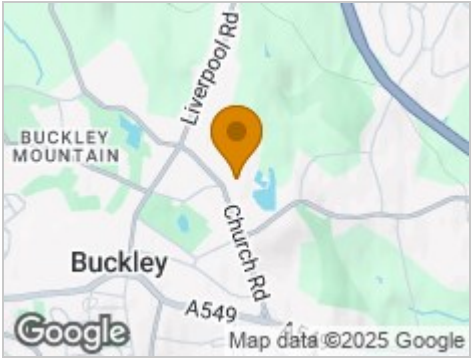
Road Map



Hybrid Map



Terrain Map



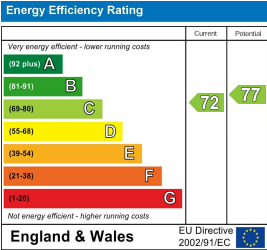
Floor Plan



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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