



10 Springfield Drive

Buckley, CH7 2PH

Offers Over £225,000



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Accommodation Comprises

The home is approached via a gently sloped tarmac driveway, providing off road parking and access to the front entrance.

Front Porch

A UPVC double glazed door leads into the porch, which features tiled flooring, a large UPVC double glazed window to the front elevation, tongue and groove wood panelled ceiling, single panel radiator, and built in storage cupboard with fitted coat hooks. A wooden door with frosted glass inset opens into the main hallway.

Entrance Hallway

A welcoming entrance hallway with wood effect laminate flooring, single panel radiator, textured ceiling, and stairs rising to the first floor. There is also a useful under stairs storage cupboard.

Lounge

A bright and well sized lounge with coved ceiling, double panel radiator, UPVC double glazed window with top openers to the front elevation, TV aerial socket, and telephone point. A sliding wooden door with frosted inset connects the lounge to the dining room, allowing for flexible living space.

Dining Room

The dining room comfortably accommodates a family table and includes wood effect laminate flooring, coved ceiling, single panel radiator, and a central ceiling light. Sliding doors lead into the conservatory, creating a great flow for entertaining or day to day family life.

Conservatory

Built on a dwarf brick wall base with UPVC double glazed windows and top openers, this sunlit space enjoys tiled flooring, a double panel radiator, and French doors opening onto the rear garden, ideal for enjoying the garden year round.

Kitchen

The kitchen is fitted with a range of wall and base units with complementary worktops. Features include a composite sink with mixer tap, built in eye level oven and grill, four ring gas hob, and tiled flooring. A double glazed window to the side

elevation and a UPVC patio door to the rear provide natural light and garden access.

First Floor Landing

The landing features a UPVC double glazed window to the side elevation, textured ceiling, ceiling light point, and loft access.

Bedroom One

A spacious double bedroom with a large UPVC double glazed window to the front elevation, wood effect laminate flooring, and single panel radiator.

Bedroom Two

A second double bedroom overlooking the rear garden and enjoying lovely open views, with a large UPVC double glazed window with side and top openers, wood effect laminate flooring, single panel radiator, loft access point, and TV aerial socket. Currently configured with two single beds.

Bedroom Three

A single bedroom with a UPVC double glazed window to the front elevation, wood effect laminate flooring, single panel radiator, and built in storage cupboard.

Family Bathroom

Fitted with a modern three piece suite comprising a corner shower cubicle with mains fed shower, close coupled WC, and wash hand basin set into a vanity unit. Additional features include fully tiled walls, wood effect laminate flooring, tongue and groove ceiling with courtesy light, chrome heated towel rail, and a frosted UPVC double glazed window to the rear elevation.

Rear Garden

The private, south west facing rear garden is a real sun trap, designed for both leisure and functionality. It includes a lawned area, raised garden beds, concrete patio areas, and a dedicated vegetable patch currently growing a variety of fruits and vegetables. There's also discreet space to store a shed. The garden is bordered by mature plants and shrubs and includes access to the detached garage, which benefits from lighting, power, and an up and over door ideal for additional storage or workshop use.

Tel: 01352 700070

EPC Rating C

Council Tax Band D

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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

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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

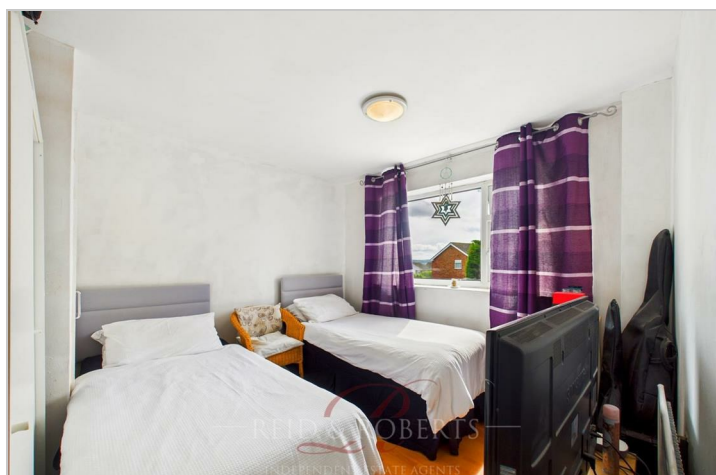
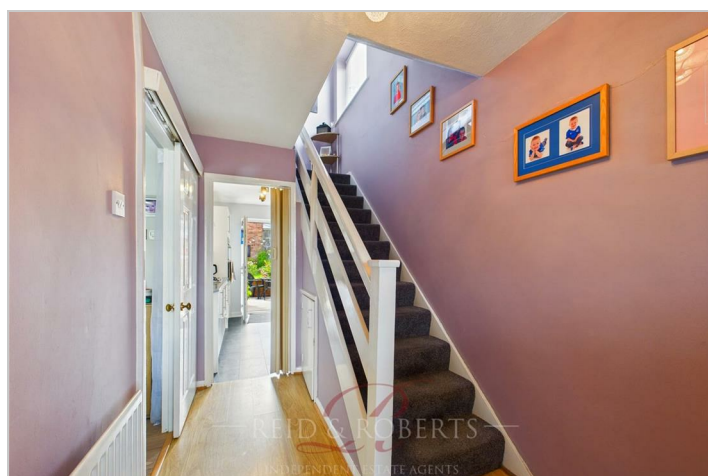
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

Would you like to arrange a viewing?

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Road Map



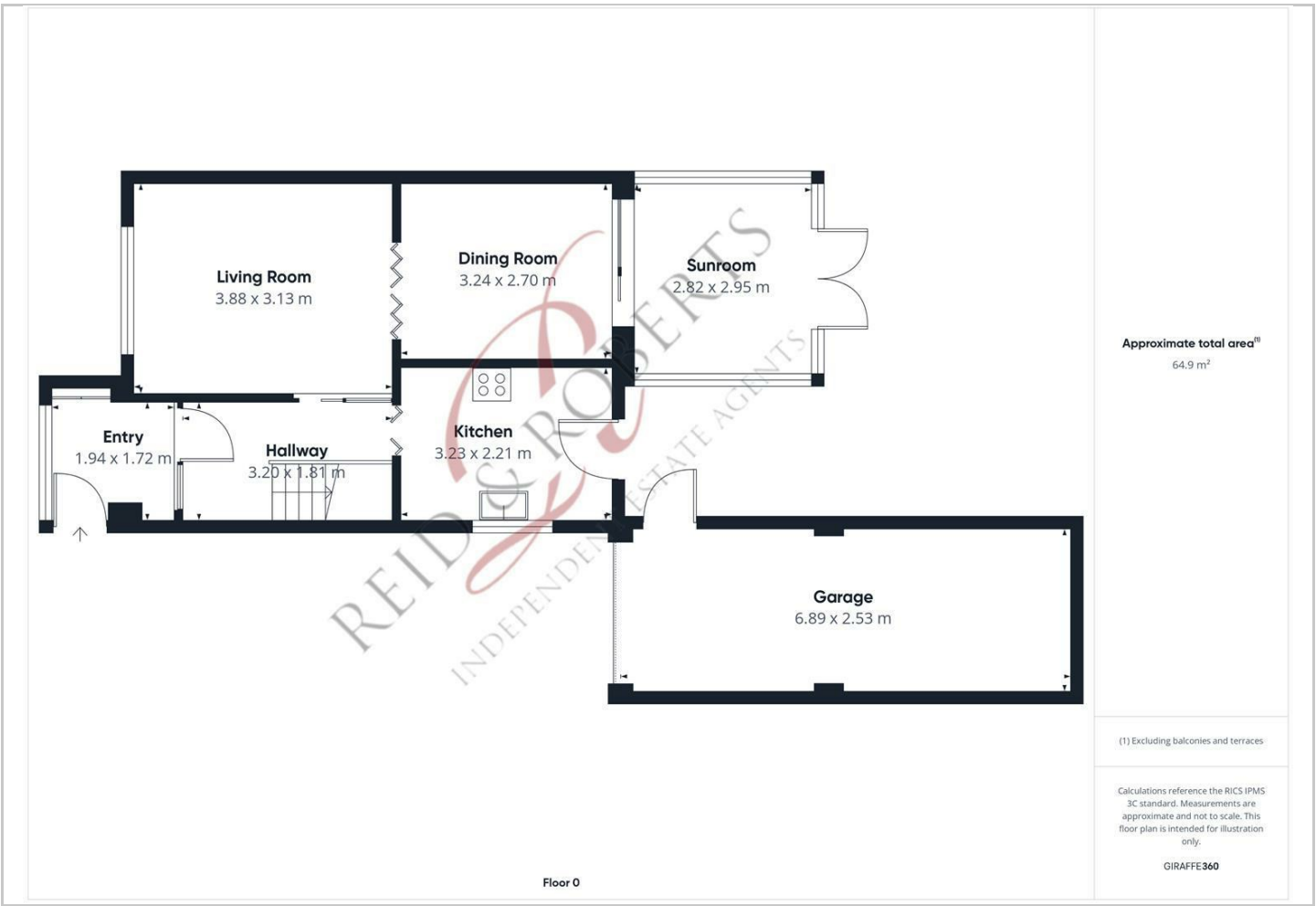
Hybrid Map



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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