

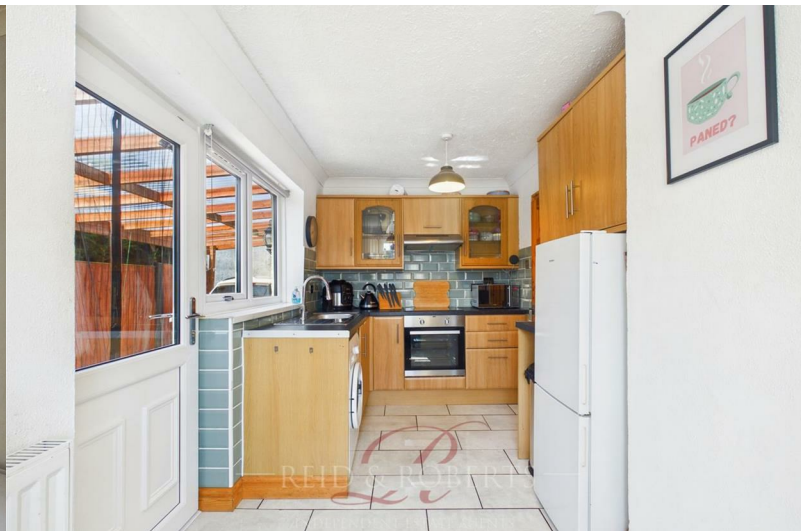


## 34 Oakfield Road

Buckley, CH7 2AR

Offers In The Region Of £190,000

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## Property Description

Reid & Roberts are delighted to present this well-maintained two-bedroom semi-detached bungalow, situated within a popular residential area of Buckley, North Wales.

Offering spacious and versatile accommodation throughout, this attractive home is ideal for those looking to downsize, first-time buyers, or anyone seeking comfortable single-storey living. Conveniently located within easy reach of Buckley's town centre, local amenities, supermarkets, healthcare facilities and excellent transport links, the property enjoys both practicality and convenience. Benefitting from off-road parking, an attached carport and a beautifully maintained rear garden, this property offers comfortable living both inside and out.

The accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen, inner hallway, two bedrooms and a modern shower room.

## Accommodation Comprises

### Entrance Hallway

Accessed via a UPVC entrance door with decorative glazed inset, the welcoming hallway provides access to the principal accommodation and includes an electric radiator, textured ceiling, courtesy lighting and a useful storage cupboard fitted with hanging rail and shelving.

### Lounge

A bright and comfortable reception room featuring a large double-glazed UPVC window to the front elevation, allowing for an abundance of natural light. The room benefits from wood-effect laminate flooring, panelled walls, coved and textured ceiling, double panelled radiator, TV aerial point and a feature electric fire with attractive log-effect inset.

### Kitchen

Fitted with a range of wall and base units complemented by work surfaces over, the kitchen offers a practical and functional layout. Features include a stainless steel sink with mixer tap, four-ring electric hob with extractor canopy above, integrated oven, space for a fridge freezer and washing machine, additional worktop and storage space, tiled flooring, double panelled radiator and dual-aspect UPVC double-glazed windows to the front and side elevations. A UPVC door provides access to the driveway, carport and rear garden.

### Inner Hallway

Providing access to the bedrooms and shower room.

## Bedroom One

A generously sized double bedroom enjoying views over the rear garden through a double-glazed UPVC window. The room benefits from an extensive range of fitted wardrobes, drawers, hanging rails and shelving, providing excellent storage solutions. Additional features include panelled walls, picture rail, textured ceiling, central ceiling light point and double panelled radiator.

## Bedroom Two

Currently utilised as a nursery, this versatile room would also make an ideal guest bedroom, dressing room or home office. Benefitting from a double-glazed UPVC window overlooking the rear elevation, double panelled radiator, panelled walls and central ceiling light point.

## Shower Room

Beautifully appointed with a modern three-piece suite comprising a shower cubicle with electric shower and PVC-panelled splashbacks, low flush WC and floating wash hand basin set within a vanity unit with storage drawers beneath and mirrored cabinet above. Further features include a heated towel radiator, tiled flooring, recessed spotlighting, extractor fan and a frosted double-glazed UPVC window to the side elevation.

## External

To the front, the property benefits from off-road parking which extends to the side of the bungalow beneath a useful attached carport, providing sheltered parking and convenient access to the rear garden.

## Rear Garden

The rear garden has been beautifully maintained and is predominantly laid to lawn, creating an attractive and private outdoor space. A stepping-stone pathway leads through the garden towards a delightful paved patio seating area positioned at the rear, ideal for relaxing or entertaining guests. The patio is surrounded by mature shrubs, established planting and decorative borders, creating a peaceful setting to enjoy throughout the warmer months. The garden is enclosed by attractive timber fencing, providing a good degree of privacy, while a useful outbuilding offers additional storage space. Enjoying a pleasant sunny aspect, the garden provides an excellent balance of lawn, planting and seating areas, making it a wonderful extension of the living accommodation.

EPC Rating - C

Council Tax Band - C

Tel: 01352 700070

### 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

### 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

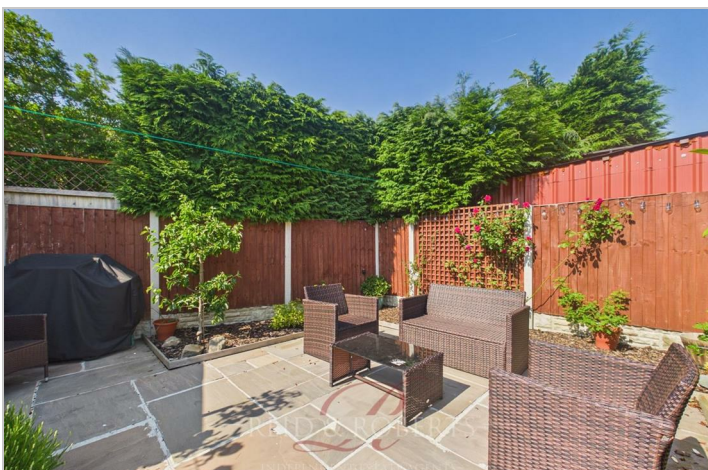
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.



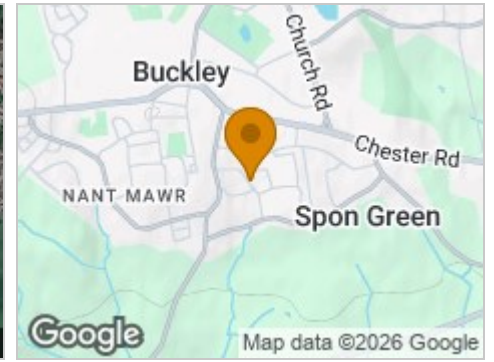
## Road Map



## Hybrid Map



## Terrain Map



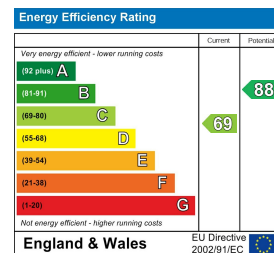
## Floor Plan



## 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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