

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(69-90) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**2 Alexandra Court**  
Buckley,  
CH7 2DA

**Offers Over**  
**£180,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** 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.

**MISREPRESENTATION ACT 1967**

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



\*\*\* No Onward Chain\*\*\* Situated within a peaceful cul-de-sac close to the heart of Buckley, Alexandra Court is a well-presented two-bedroom semi-detached home offering spacious accommodation, private gardens and off-road parking. The property enjoys a convenient location within walking distance of the town centre, shops, supermarkets and local amenities, making it an excellent choice for first-time buyers, downsizers or those seeking a low-maintenance home.

Internally, the property offers a welcoming living room, fitted kitchen, bright conservatory, two bedrooms and an adapted wet room. Externally, the attractive rear garden has been thoughtfully landscaped to provide seating areas, mature planting and a charming summer house, creating a wonderful outdoor retreat.

Viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

**Location**

Buckley is a popular residential town in Flintshire, offering an excellent range of shops, supermarkets, cafés, schools and leisure facilities. The property is conveniently positioned within walking distance of the town centre whilst also benefiting from excellent commuter links to Mold, Chester, Deeside Industrial Park and the A55 Expressway. The area is well regarded for its family-friendly community, countryside walks and easy access to both North Wales and the North West motorway network.

**External**

To the front, the property benefits from a private driveway providing off-road parking for two vehicles alongside a lawned front garden. A pathway leads to the entrance and side access gate.

**Entrance Porch**

1.20 x 1.15 (3'11" x 3'9")

A welcoming entrance to the home, featuring fitted carpeting, a side porthole-style window allowing natural light to flood the space, ceiling light point and fuse board. A timber door leads through to the main living accommodation.

**Living Room**

4.36 x 4.50 (14'3" x 14'9")



A spacious and comfortable reception room, beautifully presented with neutral décor and fitted carpeting. A large double-glazed bay window to the front elevation fills the room with natural light, whilst a feature electric fireplace with attractive stone-effect surround provides a focal point. Decorative coving, ceiling light fitting and radiator complete this inviting living space. Carpeted stairs rise to the first floor.

**Conservatory**

3.72 x 2.44 (12'2" x 8'0")



A fantastic addition to the property, providing additional living space and enjoying pleasant views across the rear garden. Finished with easy-maintenance flooring, power points and double doors opening onto the patio, creating a seamless connection between indoor and outdoor living.

**Landing**

1.99 x 1.92 (6'6" x 6'3")



With painted spindle balustrade, loft access, ceiling light fitting and doors leading to all first-floor accommodation.

**Bedroom 1**

3.33 x 4.51 (10'11" x 14'9")



A generously proportioned double bedroom positioned to the front elevation. Benefitting from two double-glazed windows, fitted double wardrobes providing excellent storage, radiator and decorative coving. An additional large airing cupboard situated above the stairs offers further storage and houses the gas-fired back boiler.

**Bedroom 2**

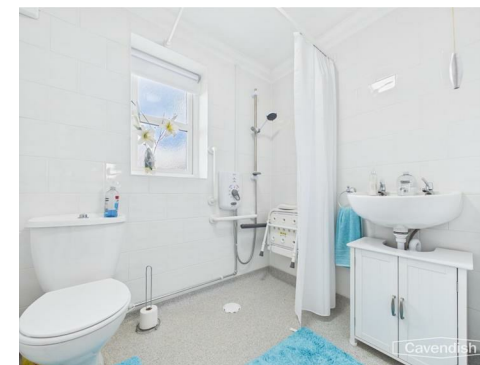
2.68 x 2.48 (8'9" x 8'1")



A comfortable second bedroom overlooking the rear garden, complete with fitted carpeting, radiator, double-glazed window and built-in storage. Ideal as a guest room, nursery or home office.

**Wetroom**

1.65 x 1.93 (5'4" x 6'3")



Adapted for accessibility, the wet room is fitted with anti-slip flooring and fully tiled walls. Comprising a low-level WC, wash hand basin with storage beneath and electric shower with folding seat and grab rails. Obscured double-glazed window, extractor fan and ceiling light fitting.

**Garden**

The rear garden has been thoughtfully landscaped and offers a wonderful outdoor space to enjoy throughout the year. Immediately outside the conservatory is a paved seating area, with pathways leading through well-maintained gardens

featuring mature hedging, lawned sections, useful storage areas and a timber garden shed. Steps rise to an elevated summer house, perfectly positioned to enjoy the garden outlook and create an ideal retreat for relaxing or further storage.

**Patio****Summer House****Tenure**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**Council Tax**

\* Council Tax Band C - Flintshire County Council.

**AML**

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this

property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

**Extra Services**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**Award Winning Lettings Service**

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

**Viewings**

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.