

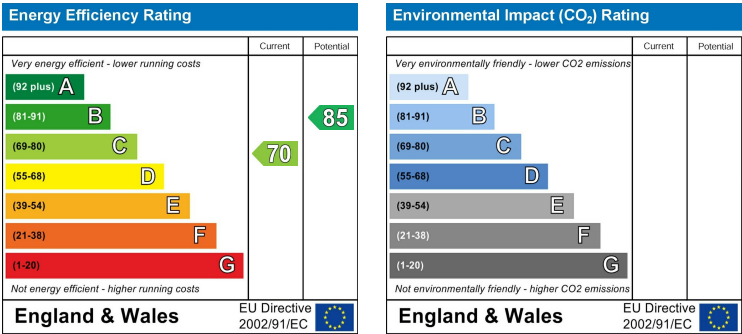
9 Brickbarn Close, Buckley, Flintshire, CH7 2GA

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9 Brickbarn Close

Buckley, Flintshire,
CH7 2GA

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.

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NO ONWARD-CHAIN

Well-Presented Two-Bedroom Semi Detached Home – Ideal for First-Time Buyers & Investors

Situated in a convenient location on the outskirts of Buckley, this two-bedroom semi detached home offers easy access to local amenities, schools, and transport links, including the A55 at Ewloe. The property features a driveway for two cars, a front lawn, and a welcoming entrance leading into a bright living room with wood flooring and a bay window. The modern kitchen is well-equipped with white units, wood-effect worktops, a gas hob, and an extractor hood, with access to a porch and rear garden. Upstairs, the primary bedroom is a spacious double with two front-facing windows and ample storage, while the second bedroom is a single with built-in storage. The family bathroom a shower, a white sink, and a WC. The rear garden is low-maintenance, featuring patio, decking, Astroturf, a garden shed, and a side entrance to the driveway.

Location

The property occupies a convenient position along Brickbarn Close in this established area on the outskirts of Buckley within a mile of the town centre which provides a range of shops serving daily needs and schools for all ages. The A55 at Ewloe is within reach enabling access to the larger centres of employment, to Chester and to the motorway network beyond.

Hallway

1.33 x 1.87 (4'4" x 6'1")

Entry is via a stylish dark grey UPVC door into a welcoming hallway with wood flooring, a radiator, a fuse board, and a thermostat.

Living room

2.82 x 4.56 (9'3" x 14'11")



A door leads into the bright and spacious living room, where a charming bay window floods the space with natural light. The room is completed with wood flooring, a radiator, and useful under-stairs storage.



Kitchen

3.87 x 2.73 (12'8" x 8'11")



A doorway leads into the modern kitchen, which is fitted with white base units, wood-effect countertops, a gas hob, gas oven, extractor hood, and space for a washing machine. The Worcester combi boiler is neatly positioned, and a window overlooks the rear garden. A glass door leads to a porch with UPVC doors and windows, providing direct access to the garden.



Rear Porch

1.65 x 1.46 (5'4" x 4'9")

Landing

1.83 x 1.77 (6'0" x 5'9")



Upstairs, the carpeted landing leads to two well-proportioned bedrooms.

Primary Bedroom

3.88 x 3.52 (12'8" x 11'6")



The primary bedroom is a generous double, featuring two separate storage cupboards, a radiator, and two front-facing windows that create a bright and airy feel.

Bedroom 2

1.94 x 3.01 (6'4" x 9'10")



The second bedroom is a comfortable single with built-in storage.

Bathroom

1.85 x 1.71 (6'0" x 5'7")



The family bathroom is fitted with a faux marble-effect shower unit, a white sink, and a WC. The space is complemented by tiled flooring, double-glazed windows, and an internal ventilation system.

Rear Garden



The rear garden is thoughtfully designed for low maintenance, featuring a combination of patio, decking, and an Astroturf lawn set across two levels. A wooden garden shed offers additional storage, and a side entrance provides convenient access back to the driveway.

External



Directions

From the agent's Mold office proceed along Chester Street, turning right at the roundabout onto Chester Road. Follow the road to the main roundabout on the outskirts of the town and take the second exit for Mynydd Isa/Buckley. Follow the road up the hill and through Mynydd Isa and thereafter into Buckley. Then take the turning left into Elfed Drive. Follow the road down the hill and turn right onto Brickbarn Close the property is on the left.

Tenure

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

Council Tax

* Council Tax Band C - Flintshire County Council.

Agency Notes

* Services - we understand that mains gas, water, electricity and drainage are connected.

Anti Money Laundering Regulations

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.

Material Information Report

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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.

Priority Investors Club

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

Viewing

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

FLOOR PLANS - included for identification purposes only, not to scale.