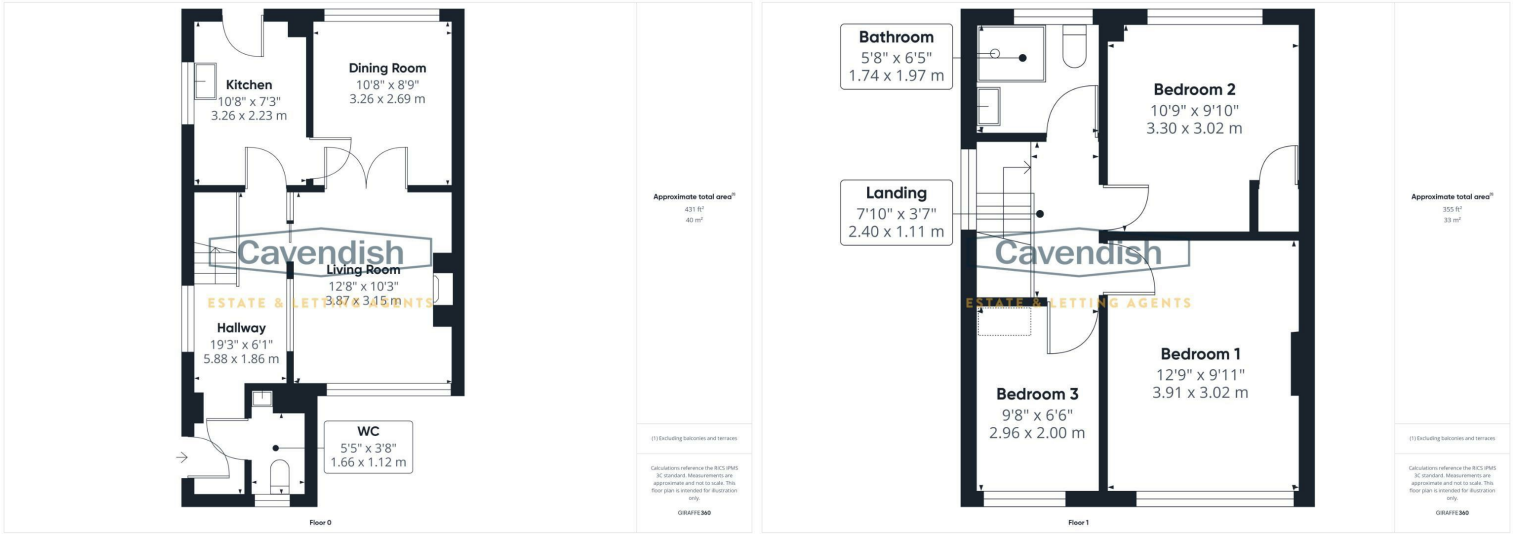


1 Springfield Drive, Buckley, CH7 2PH



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

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |  | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |  |         |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                |  |         |           |

**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.



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# 1 Springfield Drive

Buckley,  
CH7 2PH

# Offers Over

**£180,000**

A beautifully presented three-bedroom semi-detached home in the popular town of Buckley.

This well-maintained family home offers a spacious living room with a marble feature fireplace, a separate dining area, and a modern kitchen with rear garden access. Upstairs, there are two generous double bedrooms, a third bedroom, and a stylish wet room.

Externally, the property features a driveway with space for three cars, a single garage, and a low-maintenance rear garden with a shed and small fruit tree. Recently redecorated throughout with updated electrics, this home is ready to move into and ideal for families seeking comfort, style, and a convenient location.

1 Springfield Drive, Buckley, CH7 2PH

LOCATION

A beautifully presented three-bedroom semi-detached home located in the popular and convenient town of Buckley, offering a perfect balance of family living, comfort, and style.

EXTERNAL



The property is approached via a driveway providing off-road parking for up to three vehicles, bordered by a well-maintained front lawn and an additional gravel and shingle area. A single garage provides further parking or storage and has direct access to the rear garden, which is paved and includes a small garden shed and a fruit tree, offering a low-maintenance outdoor space. A water tap is conveniently positioned outside. Entrance to the home is via a white UPVC front door, opening into the entrance hallway

ENTRANCE HALLWAY

5.88 x 1.86 (19'3" x 6'1")



The welcoming hallway is carpeted throughout and features two hanging light pendants and thermostat, stairs rising to the first floor, and doors leading to the living room and downstairs WC. A lead cross-hatch glass window allows natural light to flow throughout the ground floor, while a handy under-stair storage cubby houses fuse board, adding practical storage space.

DOWNSTAIRS W/C

1.66 x 1.12 (5'5" x 3'8")



A modern and practical space with anti-slip vinyl flooring, floor-to-ceiling tiles, a white WC, white handbasin with mosaic splashback, a white radiator, obscured double-glazed window, extractor fan, and pendant lighting.

KITCHEN

3.26 x 2.23 (10'8" x 7'3")



The recently fitted kitchen features modern tile flooring, grey wall and base units, stainless steel sink, and plenty of natural light from a double-glazed window overlooking the side of the property. A rear UPVC door provides garden access, with space allocated for a cooker and washing machine. The clean, contemporary design makes it a practical and stylish space for family cooking.



LIVING ROOM

3.87 x 3.15 (12'8" x 10'4")



A spacious, carpeted living room with a large double-glazed window overlooking the front of the property, filling the room with natural light. The focal point is a marble electric fireplace with ornate mantelpiece, complemented by neutral décor, coved ceiling, and wall-mounted light fittings. Wood-framed double doors with glass panels open into the dining area, allowing flexibility to create one large open-plan space or separate rooms for privacy.



DINING ROOM

3.26 x 2.69 (10'8" x 8'9")



Carpeted and neutrally decorated, the dining area features a double-glazed window overlooking the rear garden, radiator, coved ceiling, and pendant light.

LANDING

2.40 x 1.11 (7'10" x 3'7")



Carpeted stairs with wooden balustrade lead to the first-floor landing, which has a double-glazed window to the side, pendant lighting, and doors leading to all bedrooms and the bathroom.

BEDROOM 1

3.91 x 3.02 (12'9" x 9'10")



A good-sized double bedroom at the front of the property, featuring carpeted flooring, radiator, double-glazed window, pendant light, and plenty of power sockets. Neutral décor creates a calm and relaxing environment.

BEDROOM 2

3.30 x 3.02 (10'9" x 9'10")



Another generous double bedroom overlooking the rear garden, carpeted with built-in storage, radiator, and double-glazed window. Access to the loft is via a hatch in this room.

BEDROOM 3

2.96 x 2.00 (9'8" x 6'6")



A smaller bedroom, carpeted and neutrally decorated, with radiator, double-glazed window to the front, and pendant lighting — ideal as a nursery, guest room, or home office.

1 Springfield Drive, Buckley, CH7 2PH

FAMILY BATHROOM

0.30m.22.56m x 0.30m.29.57m (1.74 x 1.97)



The first-floor bathroom has been converted into a stylish wet room with anti-slip vinyl flooring, floor-to-ceiling cream tiles, white WC, mirror, adjustable electric shower with handles and seat, silver towel rail, ventilation system, pendant light, and frosted double-glazed windows overlooking the rear garden.

GARDEN



The rear garden is paved for low maintenance, featuring a detached single garage, small garden shed, and a fruit tree, providing a private and practical outdoor space.



GARAGE



TENURE

Freehold

COUNCIL TAX

Flintshire Count Council Tax Band C

AGENTS NOTES

Recently redecorated throughout  
Newly installed kitchen  
Modern electrics

AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the 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.

PRIORITY BUYERS 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

VIEWINGS

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

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

DIRECTIONS

Cavendish Estate Agents 1 High St, Mold CH7 1AZ Head north-east on Chester St/A5119 towards Tyddyn St 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549 1.3 mi Turn right onto Springfield Dr Destination will be on the left 325 ft first house on the left, 1 Springfield Dr Buckley CH7 2PH