



# PALMER

## ESTATE AGENTS

**2 Silverdale Avenue, Drury, Buckley, CH7 3EZ**



# £209,950

A beautifully presented detached bungalow in a highly regarded area. Externally, there is a garage and off road parking, and the attractive gardens are a particular feature.

- Beautifully presented detached bungalow
- Sitting room
- Four piece bathroom
- Double glazing
- Convenient location
- Council Tax Band - D
- Two bedrooms
- Kitchen/dining room
- Gas central heating
- Attractive gardens
- NO ONWARD CHAIN
- Energy Rating - D



## 2 Silverdale Avenue, Drury, Buckley, CH7 3EZ

A beautifully presented detached bungalow in a highly regarded area, convenient for Drury Primary School and access to the A55 Expressway. The accommodation comprises of a sitting room, kitchen/dining room, two bedrooms and a four piece bathroom. Gas central heating and double glazing are provided.

Externally, there is a garage and off road parking, and the attractive well planned gardens are a particular feature. The property is available for purchase with the benefit of having no onward chain.

### In more detail the property comprises;

uPVC front entrance door opens to the;

#### Entrance Hall:

Laminate flooring. Door to;

**Sitting Room: 5.79m (maximum) narrowing to 4.85m x 3.65m (19'0" maximum narrowing to 15'11" x 12'0")**

Large uPVC double glazed window. High performance panel radiator. Laminate flooring. Door to;

#### Central Hallway:

Laminate flooring. Inset lighting. Access to the loft space/store room. Built in cupboard. Door to;

**Kitchen/Dining Room: 4.77m x 3.15m (15'8" x 10'4")**

**Kitchen:** Fitted with a range of units in an 'ivory' finish with black metal fittings, leaded and glazed display cabinets with display niches and plate and wine racks. Grey worktops and complementary black wall tiles to splashbacks and preparation areas. Inset gas hob with extractor fan over. Built under electric oven. Inset composite sink unit. In-built fridge. Laminate flooring. uPVC double glazed window overlooking the rear garden.

**Dining Area:** High performance panel radiator with thermostatic control valve. uPVC French doors with matching side screens open to the rear garden.

**Bedroom One (front): 3.45m x 3.32m (11'4" X 10'11")**

uPVC double glazed window. High performance panel radiator. Built in store cupboard.

**Bedroom Two (rear): 4.31m (maximum) x 2.71m (14'2" maximum x 8'11")**

Two high performance panel radiators. Range of built-in wardrobes with sliding doors. uPVC double glazed window and uPVC double glazed French doors exiting to the rear garden.

#### Bathroom:

Attractively fitted with a white 'Edwardian' style suite, comprising wash basin, close-coupled w.c., corner entry shower enclosure with mains operated shower fitment and free standing bath with roll top and claw feet. uPVC obscure glazed double glazed window. Tiled floor. Chrome towel warmer/heater. Built in cupboard.

#### External:

The property is approached over a gravel and paved driveway, which provides off road parking and leads to the **Garage: 6.24m x 2.59m (20'6" x 8'6")**, which has plumbing and electric provided. The front garden is laid to lawn and has gravelled borders and an island bed.

The garden to the rear is a particular feature, being well planned and not overlooked, and is largely enclosed by low maintenance 'polypropylene' fencing in an attractive grey finish. There is a raised paved patio/pathway, which extends across the back of the property. Steps lead down to the neat, twin circular lawns with low-maintenance borders and inset slate chipping decorative beds and to the further patio area. External water and lighting are provided.

#### Agents Notes:

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs are provided for illustrative purposes only, and it must not be inferred that any items within the photograph are for sale unless specified.



#### Directions:

From the Agent's Buckley office, travel along Brunswick Road in the direction of Chester. Turn left onto Drury New Road and then right at the T junction onto Drury Lane. Take the second turning on the right into Beech Lane and then turn left into Silverdale Avenue. The property will be found on the left hand side.

8 Brunswick Road Buckley Flintshire CH7 2EF

Tel: 01244 548818 | Email: [sales@palmerestateagents.co.uk](mailto:sales@palmerestateagents.co.uk)

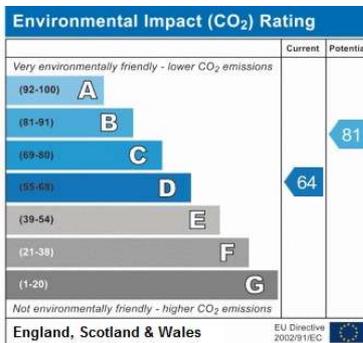
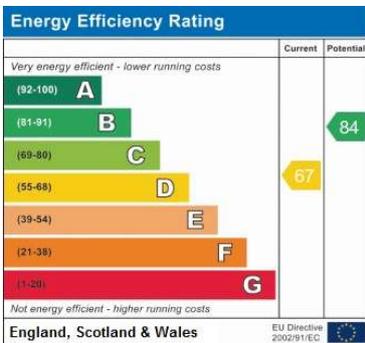
[www.palmerestateagents.co.uk](http://www.palmerestateagents.co.uk)





TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2018



The energy-efficiency rating is a measure of a home's overall efficiency. The higher the rating, the more energy-efficient the home is, and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions – the higher the rating, the less impact it has on the environment.

**VIEWING ARRANGEMENTS:** Strictly by prior appointment through **PALMER ESTATE AGENTS**.

**Opening Hours:** Our offices are open 6 days a week, and appointments for valuations or viewings are available throughout the day and during evenings and weekends.

Do you require an **ENERGY PERFORMANCE CERTIFICATE?** Please call us to discuss your requirements or to make an appointment.

**FREE MARKET APPRAISAL:** If you are considering selling your property, or if it already on the market, and you would like a 'second opinion', please contact us. We can provide a free, market appraisal of your property entirely without obligation\* – simply call us to make an appointment.

\*Terms and conditions apply.

Please scan the QR Code below – this will take you directly to our website.

8 Brunswick Road Buckley Flintshire CH7 2EF  
Tel: 01244 548818 | Email: sales@palmerestateagents.co.uk  
www.palmerestateagents.co.uk

