



Marbury Avenue
Buckley


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£200,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

9 Marbury Avenue

Buckley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 BEDROOM SEMI DETACHED HOUSE
- IN NEED OF SOME COSMETIC MODERNISATION
- LOUNGE AND DINING ROOM
- CONSERVATORY
- REAR GARDEN
- OFF ROAD PARKING AND DETACHED GARAGE WITH POWER POINTS AND LIGHTS
- CHAIN FREE
- PERFECT FIRST HOME OR FAMILY HOME
- EXCELLENT ACCESS TO MOLD, CHESTER AND LOCAL SCHOOLS


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](https://www.swainhennesseyestateagents.co.uk)



Entrance Hallway

Accessed via a composite door with door to lounge, door to large cupboard (with potential to convert to downstairs WC) stairs to the first floor

Lounge

14' 2" x 11' 5" (4.32m x 3.48m)

PVC double glazed window to the front, wood laminate floor, wall mounted fire, opening to the dining room

Dining Room

9' 10" x 9' 0" (3.00m x 2.74m)

PVC french doors opening to the conservatory, door opening to the kitchen, wood laminate floor, wall mounted radiator

Kitchen

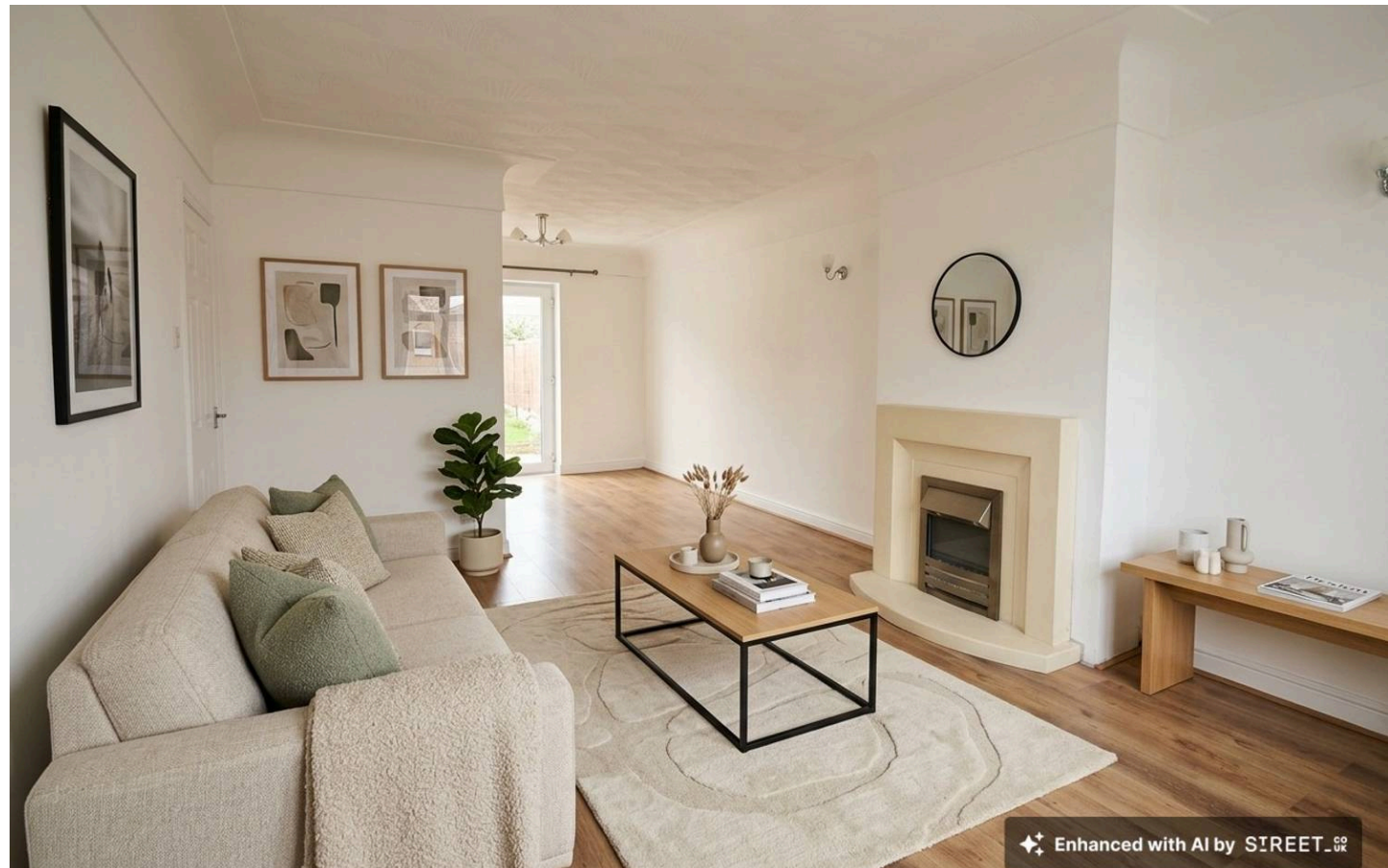
11' 5" x 7' 6" (3.48m x 2.29m)

Fitted wall, drawer and base units, worktop with sink unit and mixer tap, built in eye level double over, inset electric hob, plumbing for washing machine, space for fridge freezer, breakfast bar area, wall mounted radiator, PVC double glazed window to the side, PVC door opening to the conservatory

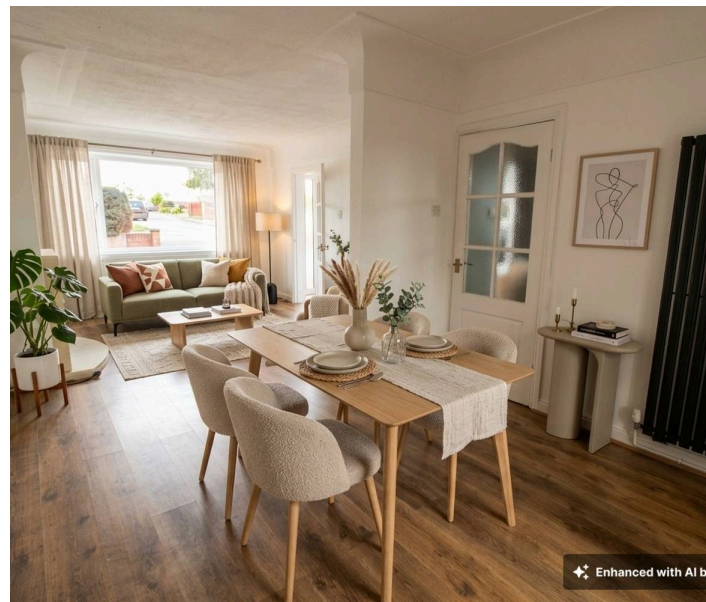
Conservatory

13' 5" x 7' 0" (4.09m x 2.13m)

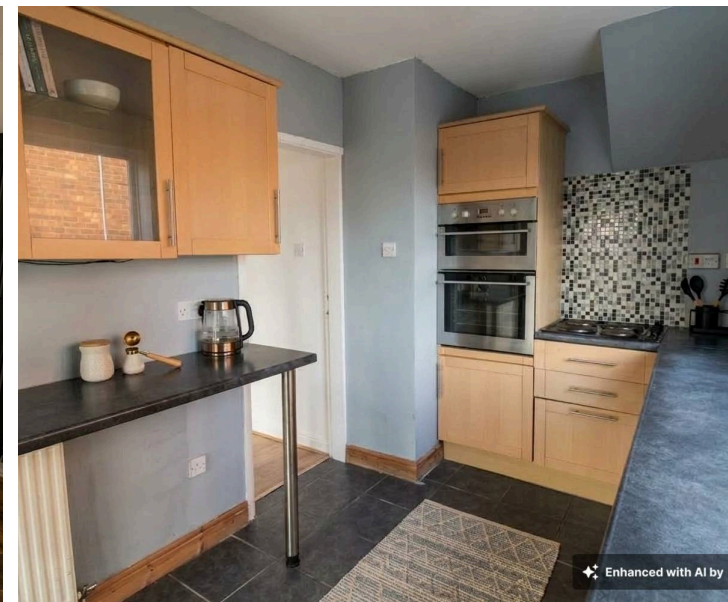
PVC double glazed windows to side and rear, PVC double glazed french doors opening to the rear garden



Enhanced with AI by STREET._GO



Enhanced with AI by



Enhanced with AI by

First Floor Landing

PVC double glazed window to the side, doors opening to the bedrooms and bathroom, access to roof space

Bedroom One

12' 5" x 11' 5" (3.79m x 3.48m)

PVC double glazed window to the rear, wall mounted radiator, wood laminate floor

Bedroom Two

11' 5" x 11' 0" (3.48m x 3.35m)

PVC double glazed window to the front aspect, wall mounted radiator, built in 3 door wardrobe

Bedroom Three

8' 0" x 8' 0" (2.44m x 2.44m)

PVC double glazed window to the front, wall mounted radiator

Bathroom

6' 5" x 6' 5" (1.96m x 1.96m)

A modern suite comprising a panelled bath with shower plumbed in over, pedestal wash hand basin and close coupled SWC, part tiled walls, wall mounted radiator, obscure PVC double glazed window to the rear





FRONT GARDEN

A low maintenance garden laid to decorative pebbles

REAR GARDEN

A low maintenance garden laid to paving with timber fencing surround, access to the front via an iron double gate, pedestrian access to the garage

DRIVEWAY

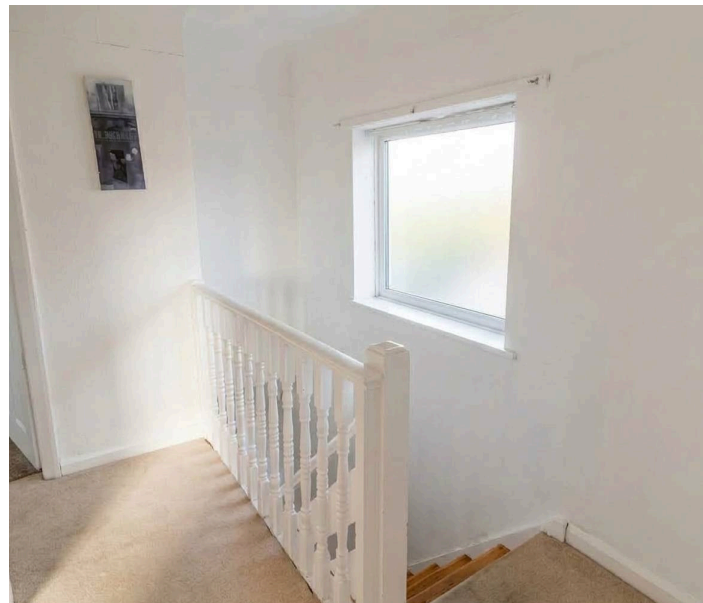
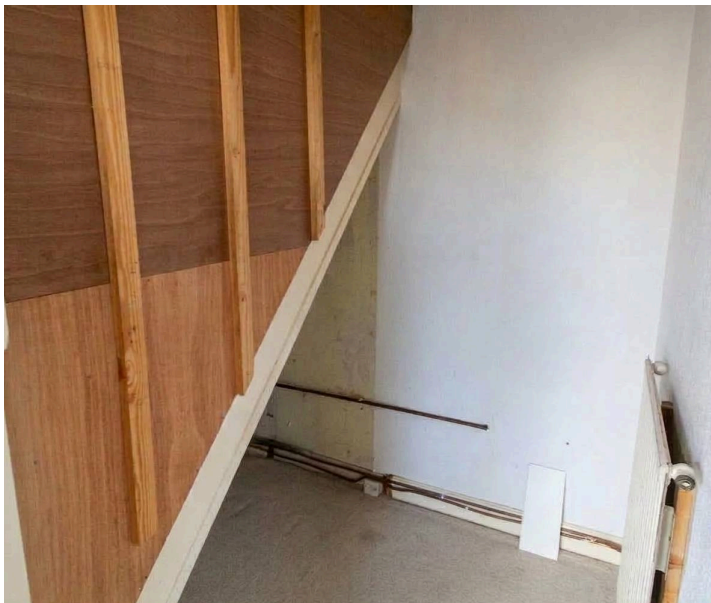
3 Parking Spaces

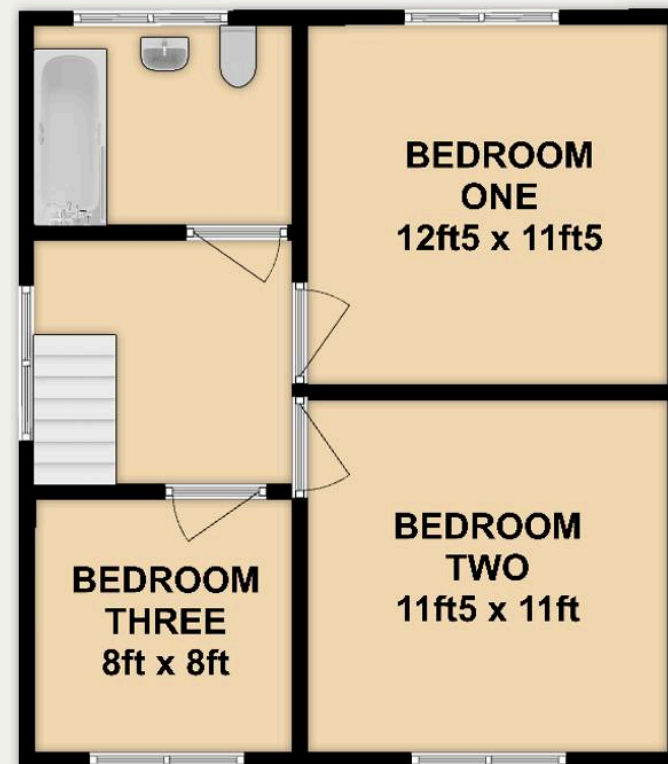
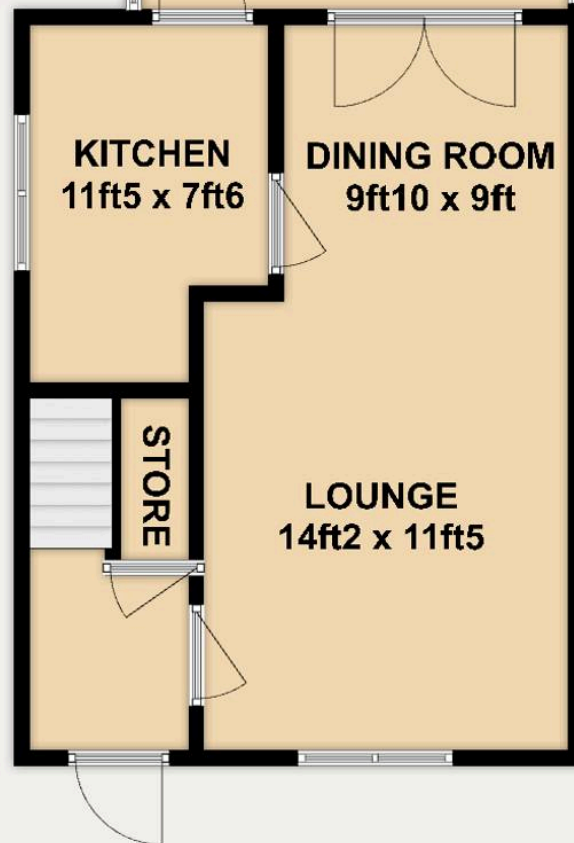
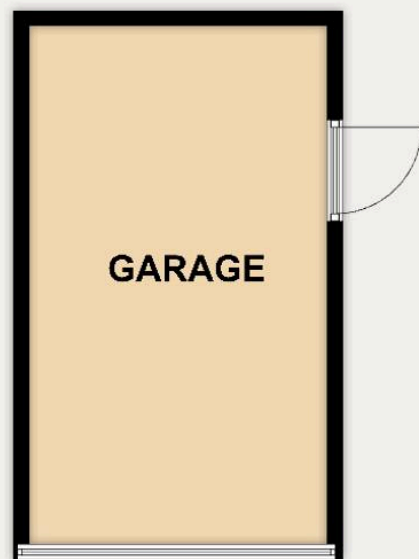
Hardstanding offering off road parking for circa 3 vehicles

GARAGE

Single Garage

Accessed via an up and over door with power points and lights







SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing, please contact

Nicky Swain

t: 07926 488 158

e: nicky@swainhennesseyestateagents.co.uk

Amy Hennessey

t: 07926 488 159

e: amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk