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Wrexham | LL12 9PF

£210,000

MONOPOLY[®]

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"VIEWING RECOMMENDED"

We are DELIGHTED to Offer For Sale this DECEPTIVELY SPACIOUS Three/ Four Bedroom Semi Detached Dormer Bungalow which is Located in the SOUGHT AFTER village of Hope. This property which offers Generous accommodation has living space Comprising of Kitchen/ Breakfast Room, Inner Hallway, Lounge, Downstairs Bathroom, Dining Room, Study/Bedroom Four on the ground floor. To the first floor there are a further Three Bedrooms and Family Bathroom/ Shower room. The accommodation benefits from Gas central heating, UPVC double glazing and externally there are gardens to the front and rear and a driveway offering off road parking for two vehicles. The village of Hope offers a wealth of local amenities including a Co-Op, doctors, popular primary and superb secondary school as well as having excellent access to Chester, Wrexham and Mold.

- THREE/ FOUR BEDROOM
- SEMI DETACHED DORMER BUNGALOW
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- DECEPTIVELY SPACIOUS
- OFF ROAD PARKING



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front entrance door which gives access into the kitchen.

KITCHEN/ BREAKFAST ROOM

15'9" x 9'0" (4.814m x 2.753m)

Nicely presented kitchen comprising a range of fitted wall and base cupboards with complementary worktop surfaces with inset one and half bowl stainless steel sink unit and mixer tap, Integrated Four ring Gas hob, electric oven/grill with extractor hood over, Integrated Dish washer, Built in cupboard housing gas central heating boiler, Plumbing for washing machine, tiled floor, UPVC Double glazed window to the side.

INNER HALLWAY

With radiator, staircase rising off to the first floor accommodation.

LOUNGE

15'2" x 11'2" (4.635m x 3.414m)

UPVC Double glazed window to the front with radiator beneath, Tv aerial point, laminate flooring, Adam style fire surround with living flame coal effect gas fire set on a marble effect hearth.

DOWNSTAIRS BATHROOM

Three piece bathroom suite comprising of low level w.c., pedestal wash hand basin, panel enclosed bath with shower over, UPVC Double glazed and frosted window to the side, ladder style radiator/towel rail, tiled walls, heated towel rail.

BEDROOM FOUR/ STUDY

9'2" x 8'11" (2.797m x 2.742m)

UPVC Double glazed window to the rear, laminate flooring, radiator.

DINING ROOM

12'7" x 11'1" (3.842m x 3.391m)

UPVC Double glazed Patio doors leading out to the rear garden, single panel radiator, laminate flooring, under stairs storage.

FIRST FLOOR LANDING

Access to the loft space, built in storage cupboard, doors leading off to the bedrooms, radiator.

BEDROOM ONE

17'3" x 8'11" (5.280m x 2.741m)

UPVC Double glazed window to the side, radiator, built in wardrobes with mirrored doors, built in storage cupboard.

BEDROOM TWO

10'2" x 9'5" (3.124m x 2.871m)

UPVC Double window to rear elevation, radiator.

BEDROOM THREE

9'9" x 9'8" (2.978m x 2.952m)

UPVC Double glazed window to the rear, radiator.

FAMILY BATHROOM/SHOWER ROOM

Comprising a fitted suite of double sized shower cubicle, low level w.c., pedestal wash hand basin, part tiled walls, Chrome ladder style radiator/towel rail.

OUTSIDE TO THE FRONT

The property has a driveway to the front left hand side offering off road parking. There is a lawned garden with mature hedge to the front boundary and a path giving access to the front door. The drive extends to the side leading to the rear.

OUTSIDE TO THE REAR

To the rear there is a decked seating area with steps down to the paved patio/ sitting area and panel enclosed fencing to the boundaries.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

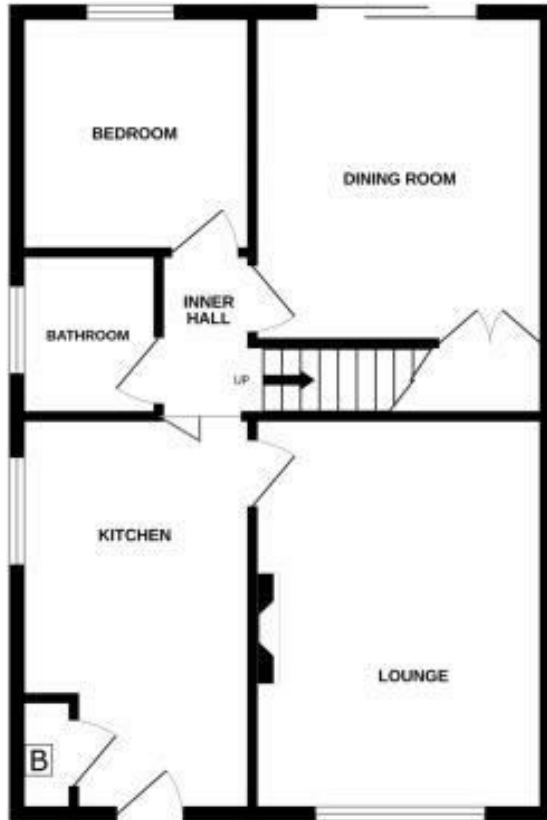
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

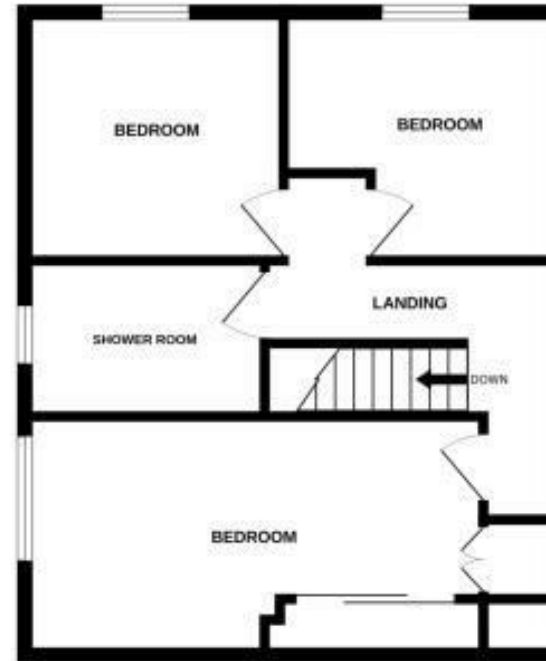




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

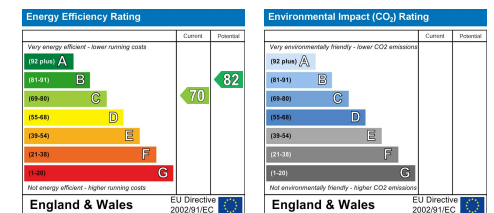
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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