



## 37 Mountain View

Hope, Wrexham, LL12 9NE

Offers Over £199,950



# 37 Mountain View

Hope, Wrexham, LL12 9NE

Offers Over £199,950



## Entrance Porch

4'3" x 5'0" (1.31 x 1.53m)

UPVC double glazed window to the front elevation, laminate flooring, ceiling light point, and a useful storage cupboard housing utilities. Door leads through into the lounge.

## Lounge

14'6" x 12'5" (4.43 x 3.81m)

UPVC double glazed window to the front elevation, dark grey wood effect laminate flooring, television point, and ceiling light points. Stairs rise to the first floor accommodation with a frosted UPVC double-glazed window to the side elevation providing natural light. Door leads into the kitchen.

## Kitchen

9'10" x 12'4" (3.01 x 3.78m)

Fitted with a range of wall, drawer and base units with complementary worktop surfaces over, including a stainless steel sink unit with mixer tap. Integrated oven with four ring gas hob and extractor hood above. Space for a freestanding fridge freezer and space for washing machine. Double panelled radiator, inset ceiling spotlights, and UPVC double glazed French doors leading into the conservatory.

## Conservatory

7'5" x 9'4" (2.27 x 2.87m)

Full surround of UPVC double glazed windows, tiled flooring, and wall lighting. UPVC double glazed French doors open onto the rear garden.

## To the first floor accommodation

5'9" x 5'6" (1.76 x 1.68m)

Carpeted flooring and ceiling light point. Loft access. Doors off to Bedrooms and Family Bathroom.

## Bedroom One

9'8" x 12'4" (2.95 x 3.78m)

UPVC double glazed window to the front elevation, carpeted flooring, ceiling light point, and radiator. Built in wardrobes with sliding doors and additional fitted cupboards to either side. Television point and further fitted wardrobe and drawer unit.

## Bedroom Two

9'10" x 6'9" (3.00 x 2.07m)

UPVC double glazed window to the rear elevation enjoying attractive views, carpeted flooring, ceiling light point, and double panelled radiator. Two built-in storage cupboards, one housing the Worcester boiler.

## Bathroom

6'11" x 5'6" (2.11 x 1.68m)

Three piece suite comprising panelled bath with mixer tap and Mains shower attachment with glass screen, low level flush WC, and wash hand basin set within a vanity unit. Tiled flooring, part-tiled walls, heated towel rail, and inset ceiling spotlights. Frosted UPVC double glazed window to the rear elevation.

## Outside

### To the Front

The property is approached via a generous gravelled driveway providing ample off road parking and a UPVC double glazed entrance door. Side access leads through to the garage and rear garden.

### To the Rear

Generous, level garden designed for low maintenance. Patio seating area directly outside the French doors, stepping stones through a gravelled section to a low maintenance grassed area. External water tap to the side of the property. The garden is enclosed by fencing and enjoys pleasant rear views.

### Garage

Brick Built. Up and over garage door with power and lighting.

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act.

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services.

The agents have not tested the appliances listed in the particulars.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm



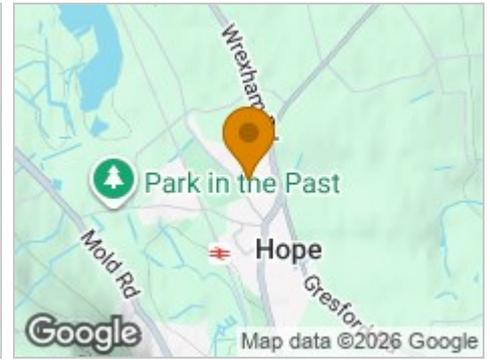
## Road Map



## Hybrid Map



## Terrain Map



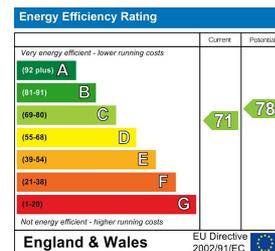
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.