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Estate & Letting Agents

Queensway, Wrexham

£250,000

A beautifully presented and spacious three-bedroom home situated in the popular village of Hope, offering versatile accommodation ideal for families and those looking for generous living space both inside and out. The property benefits from ample off-road parking, an integral garage, useful utility area and downstairs WC. Internally, there is a modern fitted kitchen, a spacious living/dining room with feature fireplace and a bright conservatory overlooking the rear garden.

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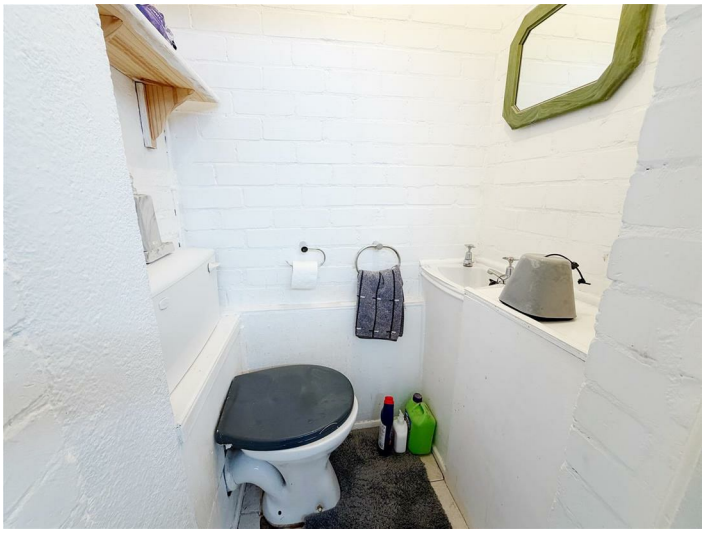


DESCRIPTION

A well-presented three-bedroom home situated in the popular village of Hope, offering spacious and versatile accommodation ideal for families. The property benefits from a modern fitted kitchen, generous living/dining room, conservatory, utility area, downstairs WC, three well-proportioned bedrooms and a recently updated family bathroom. Externally, there is ample driveway parking, an integral garage, paved front seating area and an attractive rear garden. Further benefits include a Worcester Bosch combination boiler, boarded loft space and convenient access to local schools, amenities and Hope railway station.

LOCATION

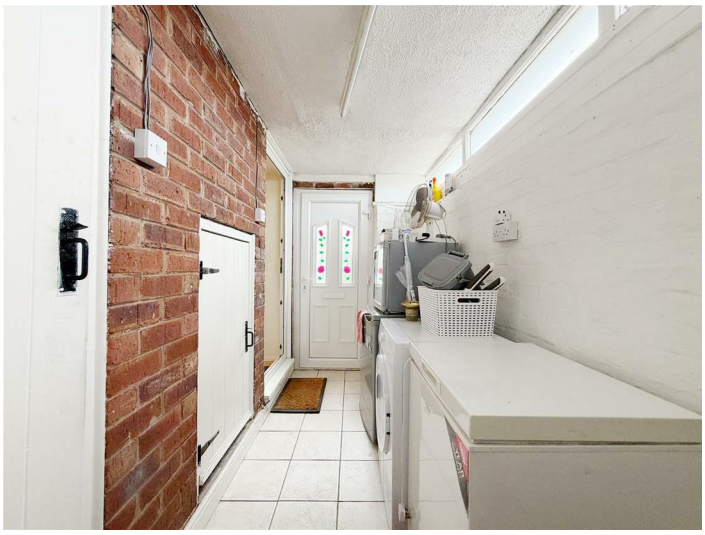
The property is located within the popular and well-established village of Hope, offering convenient access to a range of everyday amenities, schools and recreational facilities. Ysgol Estyn Primary School and Castell Alun High School are both located within the village, while Hope also benefits from local sports facilities and community amenities. Hope Community Council

Hope railway station provides useful transport connections towards Wrexham and Bidston, with onward links towards the Wirral and Liverpool. Wrexham lies approximately five miles to the south by rail, while neighbouring Caergwrle is also within easy reach. Transport for Wales

The location combines a village setting with convenient access to Wrexham, Chester, Mold and the wider North Wales road network, making it a particularly practical position for families and commuters alike.

ENTRANCE HALL

Upon entering the property, you are welcomed into a useful entrance hall and utility area. A further internal entrance door opens into the main hallway. To the right-hand side is the utility area, providing space for a tumble dryer and white goods. From here, there is access to the downstairs WC, garage and a useful additional storage area.



UTILITY

A practical utility room featuring tiled flooring and brick-effect walls. The room provides space for tumble dryer and white goods along with internal access to the garage.

A further internal door leads into the downstairs WC.

DOWNSTAIRS W/C

3.32 ft x 4.20 ft

The downstairs WC is fitted with a low-level toilet and wall-mounted wash hand basin.

KITCHEN

9.43 ft x 8.18 ft

A beautifully presented modern kitchen fitted with a range of cream-coloured wall and base units, offering excellent storage and worktop space.

Integrated appliances include a fridge, dishwasher and recently installed double oven with electric hob. There is also provision for a washing machine.

Neutral cream wall tiling with contrasting red detailing complements the kitchen, while a large uPVC double-glazed window overlooks the front garden. Recessed ceiling spotlights complete the space.

LIVING ROOM

19.37 ft x 14.77 ft

A generously proportioned living and dining room offering plenty of space for both lounge and dining furniture. A striking stone-effect feature fireplace forms an attractive focal point and is finished with a marble-effect top. Sliding patio doors open into the conservatory, while the dining area benefits from a large floor-to-ceiling uPVC double-glazed window overlooking the rear garden.
The room also features two large radiators and a soft neutral beige fitted carpet.

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DINING AREA

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FIREPLACE

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CONSERVATORY

9.34 ft x 9.13 ft

A bright and inviting conservatory overlooking the garden, providing an ideal additional sitting or relaxation space.

The room features tiled flooring, a radiator, ceiling fan and a lightweight roof. uPVC double-glazed patio doors provide direct access onto the rear garden.

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FIRST FLOOR LANDING

12.67 ft x 3.45 ft

The staircase rises to a spacious first-floor landing, providing access to all three bedrooms and the family bathroom.

There is also a useful storage cupboard and an airing cupboard housing the boiler.

BATHROOM

7.00 ft x 6.10 ft

The family bathroom has been recently updated and now includes a newly fitted shower and toilet. The room is finished with modern grey floor-to-ceiling tiling, complemented by a decorative contrasting border. There is also a wall-mounted wash hand basin with useful vanity storage beneath and a large obscure uPVC double-glazed window to the front elevation.

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BEDROOM ONE

14.53 ft x 9.43 ft

A spacious main bedroom benefiting from an excellent range of fitted bedroom furniture. Storage includes fitted wardrobes, bedside cabinets, drawers and overhead cupboards positioned above the bed.
The room is finished with a neutral beige fitted carpet.

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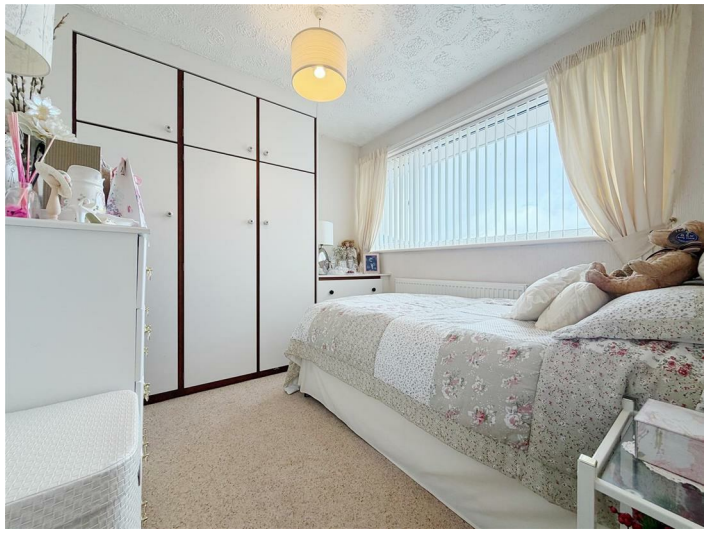


BEDROOM TWO

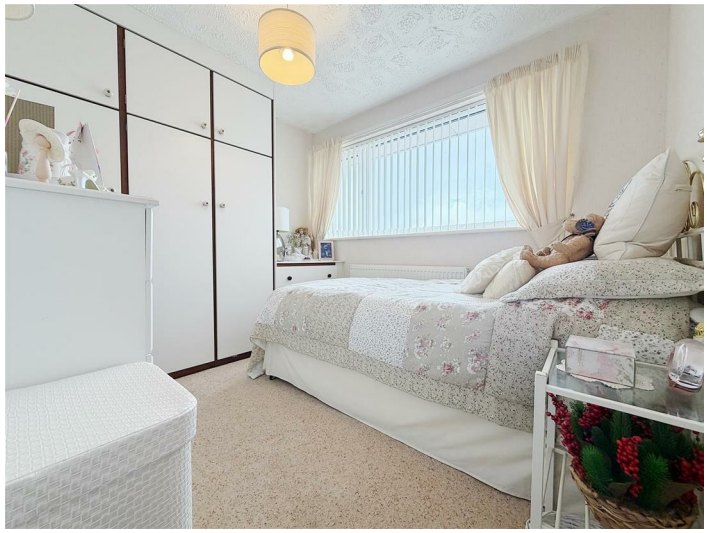
10.80 ft x 10.10 ft

A well-proportioned double bedroom featuring fitted wardrobes with mirrored sliding doors. A large uPVC double-glazed window overlooks the rear elevation, with a radiator positioned beneath.
Neutral carpeting continues through from the landing.

BEDROOM THREE

8.29 ft x 9.46 ft

Another well-proportioned bedroom, featuring fitted wardrobes and drawer storage. A large uPVC double-glazed window overlooks the front elevation, with a radiator positioned beneath.
The room is finished with the same neutral carpeting as the landing.



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FRONT GARDEN

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REAR GARDEN

A particularly attractive and well-maintained rear garden, offering a lovely private outdoor space with a generous lawn bordered by mature shrubs, established planting and colourful flower beds.

The garden provides plenty of room for outdoor seating, entertaining and family use, while a paved pathway runs alongside the property and leads towards the rear. There is also a timber garden shed, offering useful additional storage.

Mature trees and hedging provide a pleasant green outlook and help create a sense of privacy, making the garden an ideal space to relax and enjoy during the warmer months.

EXTERNALLY

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AWAITING FLOORPLAN

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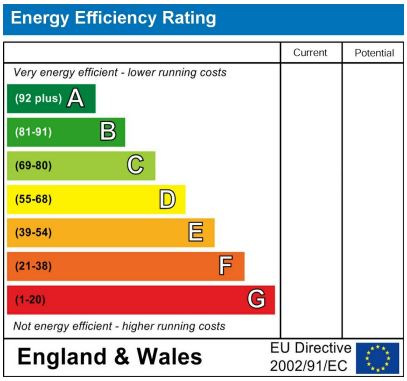

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