



2

Hope | Flintshire | LL12 9PB

£245,000

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Hope | Flintshire | LLI 2 9PB

Situated on Alyndale in the popular village of Hope, Flintshire, this well-presented three-bedroom semi-detached corner plot property offers spacious and convenient family living. The internal accommodation briefly comprises a welcoming entrance hall, a generously sized lounge featuring a bay window and a contemporary open-plan kitchen and dining area, ideal for modern living.

To the first floor are three bedrooms, including a great sized principal bedroom, along with a modern three-piece family bathroom.

Externally, the property benefits from a landscaped, south facing rear garden with a patio, ideal for entertaining and raised bark area, ideal for potted plants. Steps lead up to a substantial lawned garden to the side, complete with a garden shed, providing excellent outdoor space. To the front, there is a slate-stoned driveway/garden area offering ample off-road parking.

Alyndale is situated in the desirable village of Hope which offers a range of convenient local amenities. The village is particularly popular with families due to its well regarded schools including Castell Alun High School within walking distance. Hope also benefits from useful transport links with nearby railway services providing connections towards Wrexham, the Wirral and Liverpool, while the nearby towns of Mold, Wrexham and Chester offer a wider range of shopping, dining and leisure facilities. The surrounding area also provides excellent opportunities for outdoor recreation with walking routes around Hope Mountain close by.

- WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOME
- CONTEMPORARY KITCHEN/DINER
- LOUNGE WITH BAY WINDOW
- SPACIOUS PRINCIPAL BEDROOM
- MODERN THREE-PIECE BATHROOM
- FRONT AND REAR GARDEN WITH PATIO AND LAWN
- AMPLE PARKING
- POPULAR AND CONVENIENT VILLAGE LOCATION



Entrance Hallway

Welcoming entrance hallway featuring wood effect tiled flooring, opening into the lounge, door into an under the stairs storage cupboard with plumbing for a washing machine, shelving, lighting and uPVC double glazed window to the side elevation. Door into additional storage cupboard, radiator, ceiling light point and uPVC double glazed window to the side elevation. Stairs rising to the first floor.

Lounge

UPVC double glazed bay window to the front elevation, radiator, ceiling light point, carpeted flooring and opening into the dining room.

Kitchen/Dining Room

A contemporary kitchen featuring a range of wall, drawer and base units with complimentary worktop over, incorporating a 1.5 sink and drainer unit with mixer tap over. Integrated appliances to include electric oven and grill, four ring electric induction hob with extractor over and dishwasher. Space for a fridge-freezer, ample space for a dining table, ceiling light point, ceiling spotlights and uPVC double glazed French doors onto the rear patio.

First Floor Landing

UPVC double glazed window to the side elevation, carpet flooring, ceiling light point, storage cupboard and doors off to the bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator and carpeted flooring.

Bedroom Two

UPVC double glazed window to the rear elevation with views of Hope Mountain, ceiling light point, radiator and carpeted flooring.

Bedroom Three

UPVC double glazed window to the front elevation, ceiling light point, radiator, cupboard housing wall mounted combination boiler and carpeted flooring.

Bathroom

Contemporary three-piece suite housing a low-level W.C. with dual flush, hand wash basin set in a vanity unit with mixer tap over and P-shaped panelled bath with waterfall shower head over. Heated towel rail, ceiling spotlights, extractor fan, wall-mounted storage cupboard, fully tiled walls and flooring, access to the loft, uPVC double glazed window to the side and rear elevation.

Outside

To the front of the property is a slated driveway/garden providing ample space for parking, with vehicle access to the side and pedestrian access to the front.

To the rear of the property is a well-presented, south facing landscaped garden with a patio area and raised bark area. The paved patio continues around the the side, to which there is pedestrian access and steps leading up to a generous plot of lawn bordered by panelled timber fencing for additional privacy as well as a garden shed.

IMPORTANT INFORMATION

Material Information interactive report available in brochure section.

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 01978 800186 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







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Ground Floor

Approximate total area⁽¹⁾

851 ft²
 79.1 m²

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Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

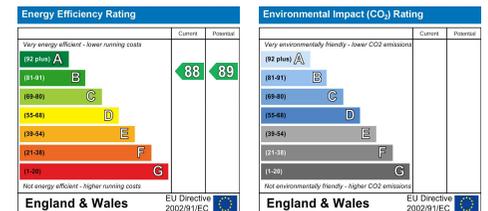
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