



**17 Mountain View, Hope, Wrexham,
LL12 9NE**

£169,995

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EPC - D67 Council Tax Band - C Tenure - Freehold

Mountain View, Wrexham

2 Bedrooms - House - Semi-Detached

****Available With No Onward Chain**** A two bedroom semi detached property set in a popular housing estate close to local amenities and local schools. The accommodation briefly comprises living room, kitchen/diner, bathroom and two bedrooms. Externally the property benefits from having a long driveway providing ample off road parking, a garage which has been separated into a workshop/office then a low maintenance brick paved garden to the rear. The village of Hope offers a range of local amenities, local schools and has great transport links to Wrexham, Chester and Mold. EPC Rating D-67 Council Tax-C Tenure-Freehold



Accommodation

Entering through a uPVC front door with obscured glazing and obscured panel adjacent.

Living Room

14'0" maximum x 12'5" (4.27 maximum x 3.78)
Having an log burner effect electric fire set on a raised hearth with mantle over, power points, television point, stairs off to first floor accommodation and uPVC double glazed bay window to the front elevation.

Kitchen

12'4" x 9'6" (3.76 x 2.90)
Having a range of modern wall and base units with work surface over, bowl and a half stainless steel drainer sink with mixer tap over, inset four ring gas hob with single electric oven beneath and extractor hood over, subway tiled splash backs, space for tall standing fridge/freezer, space and plumbing for washing machine, power points, radiator and sliding double doors opening to the rear garden.

Landing

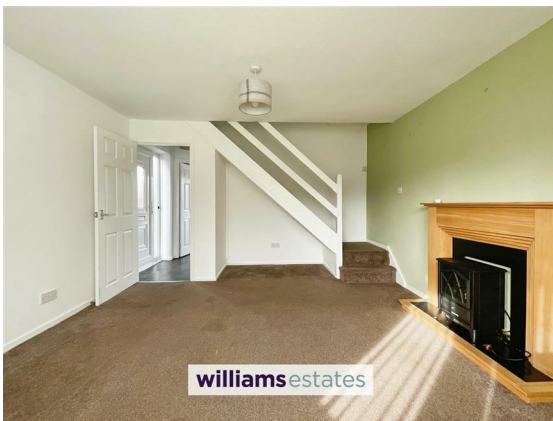
5'8" x 5'7" (1.73 x 1.70)
Loft access hatch and uPVC double glazed window to the side elevation.

Bedroom One

12'4" x 9'10" (3.76 x 3.00)
Spacious double bedroom with radiator, power points, built in wardrobe and uPVC double glazed window to the front elevation.

Bedroom Two

9'7" x 6'7" (2.92 x 2.01)
Radiator, power points, built in wardrobe with airing cupboard adjacent, and uPVC double glazed window to the rear elevation.



Bathroom

5'6" x 5'10" (1.68 x 1.78)

Having a three piece suite comprising panelled bath, pedestal wash hand basin and WC. Vinyl flooring, ladder style heated towel radiator, floor to ceiling tiling and uPVC double glazed window to the rear elevation.

Outside

The property is approached via a long driveway which provides ample parking for several vehicles and a raised lawned area to the side. The drive leads to timber gates allowing access to the rear garden and garage.

The rear garden is low maintenance being brick paved and bounded by timber fencing.

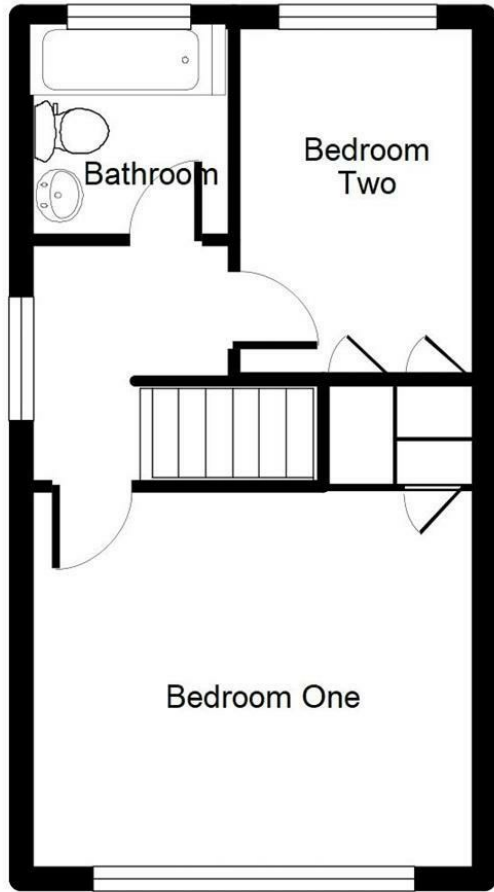
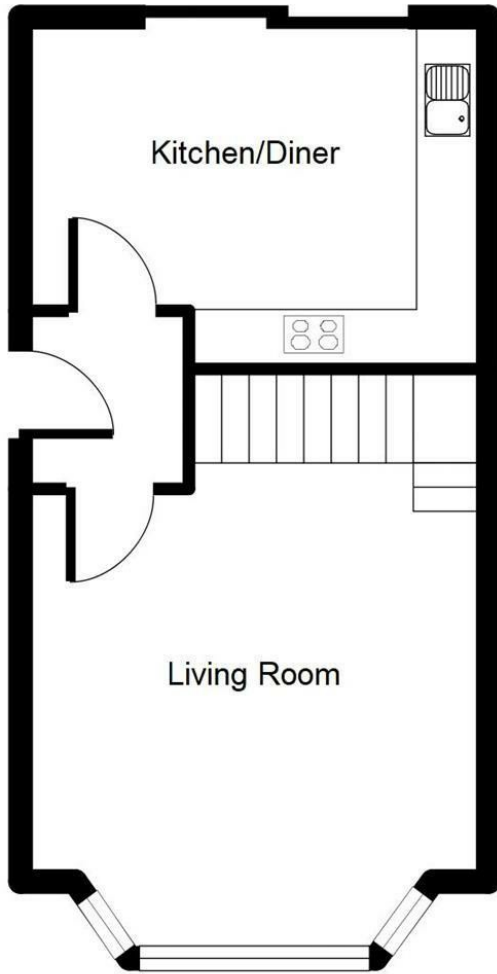
Garage

Converted into two sections, with the rear section converted into a workshop with personal door to the side and uPVC double glazed window to the rear.

Directions

From Wrexham town centre proceed out of the town passing the football ground on the right hand side at the main roundabout continue straight across in the Mold direction. Continue through Cefn y Bedd and on into Abermorddu and at the traffic lights turn right for Hope. Proceed into Hope and at the T junction by the Church turn right and the Mountain View estate will be seen on the left hand side, turn left and follow the road as it bends to the right and the property will be found on the right hand side.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01352 372111

Mold@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.