



28 Queensway

Hope, Wrexham, LL12 9PD

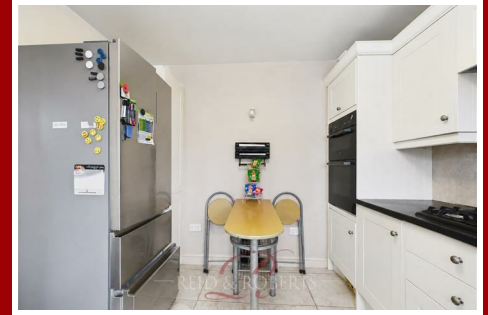
Asking Price £200,000



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Accommodation Comprises

The property is approached via a driveway providing off-road parking for two vehicles, with access leading to the front entrance and an attached garage.

Entrance Hallway

The property is approached through a uPVC double-opening entrance door with frosted glazed inset, opening into a welcoming hallway finished with tiled flooring. The hallway benefits from recessed spotlighting, a coved ceiling and double-panel radiator, with the staircase rising to the first-floor accommodation.

An opening provides access to an exceptionally useful under-stairs pantry/storage area, offering an abundance of practical household storage space and housing the electric meter, together with a courtesy light. A further separate storage cupboard provides additional space, making excellent use of the ground-floor accommodation.

Kitchen

A well-appointed kitchen fitted with a comprehensive range of wall and base units providing ample storage, complemented by work surfaces and a one-and-a-half bowl stainless-steel sink with matching drainer.

Integrated and fitted appliances include a four-ring gas hob with extractor hood above, together with a built-in eye-level oven and grill. There is also space to accommodate an American-style fridge/freezer.

The room currently incorporates a freestanding breakfast bar, creating a convenient space for informal dining, although the proportions would equally lend themselves to a small breakfast table if preferred.

A uPVC double-glazed window overlooks the front garden, allowing plenty of natural light into the room, while further features include recessed spotlighting, a central ceiling light point and continuation of the tiled flooring from the hallway.

Lounge / Dining Room

Positioned across the full width of the rear of the property, the lounge is an impressively proportioned reception room offering excellent flexibility for both relaxing and entertaining.

There is ample space to create distinct living and dining areas, making this a particularly versatile room for family life. An electric fire set upon a stone hearth provides an attractive focal point, while the textured and coved ceiling is complemented by central ceiling light points and decorative ceiling roses.

A particularly appealing feature of the room is its connection with the rear garden. Two separate glazed doors, comprising a uPVC sliding door and an additional patio door, provide direct access outside while also drawing the garden and countryside outlook into the living space.

First Floor Comprises

First Floor Landing

The staircase rises to the first-floor landing, where a uPVC double-glazed window to the front elevation provides natural light.

The landing benefits from a loft access point, coved ceiling and central ceiling light point, together with a useful cupboard housing the combination boiler. Fitted shelving within the cupboard provides additional storage, ideal for linen and household essentials.

Principal Bedroom

The principal bedroom is positioned to the rear of the property and enjoys one of the home's most appealing features, its open outlook across the neighbouring fields and towards Wat's Dyke Path.

A large uPVC double-glazed window takes full advantage of the view, with the neighbouring countryside providing an attractive and ever-changing backdrop. Grazing horses can often be seen in the field beyond, further adding to the peaceful semi-rural feel.

The room itself is generously proportioned and benefits from built-in wardrobes with sliding doors, incorporating fitted shelving and hanging rails. Further features include a double-panel radiator, central ceiling light point and coved and textured ceiling.

Bedroom Two

A further well-proportioned bedroom, also positioned to the rear of the home and enjoying the same beautiful open aspect across the neighbouring field and Wat's Dyke Path beyond.

A uPVC double-glazed window with central opener frames the countryside outlook, again with the possibility of seeing horses grazing in the adjoining field.

The bedroom benefits from excellent built-in storage, with fitted wardrobes incorporating shelving and drawers. Further features include laminate flooring, coved ceiling and a double-panel radiator.

Bedroom Three

Situated to the front of the property, the third bedroom is a versatile room ideally suited as a single bedroom, nursery, home office or dressing room, while its proportions may also accommodate a smaller double bed depending upon the purchaser's requirements.

A uPVC double-glazed window overlooks the front elevation and enjoys an attractive outlook towards Hope Mountain. The room is completed by a textured ceiling, central ceiling light point and double-panel radiator.

Shower Room

The shower room is fitted with a modern three-piece suite comprising a generous shower enclosure with mains shower and attachment, low-level WC and wash hand basin.

The shower enclosure is fully tiled, with further tiling to dado height around the room. Additional features include a heated towel rail, vinyl flooring, central ceiling light point and frosted uPVC double-glazed window to the front elevation.

External

Rear Garden & Countryside Outlook

The rear garden is a particularly appealing feature of the property and provides a wonderful extension of the living accommodation, combining established planting, practical entertaining areas and, most importantly, a beautiful open outlook across the neighbouring countryside.

Immediately adjoining the property is a paved patio area, providing an ideal setting for outdoor furniture, summer dining and entertaining. From here, the garden continues onto a lawned area, attractively enclosed and softened by a variety of established shrubs, bushes and plants, creating a mature and well-maintained outdoor space.

The Indian stone paved pathway leads along the garden towards a further section beyond a wooden fence, providing an additional useful area with a garden shed and greenhouse. This paved section is ideal for keen gardeners, potting, growing vegetables or simply providing useful outdoor storage and workspace.

What really sets the garden apart, however, is the outlook beyond its boundary. Rather than feeling enclosed or overlooked from the rear, the property enjoys views directly across the adjoining fields, where horses can regularly be seen grazing, with Wat's Dyke Path running beyond.

This attractive backdrop gives the garden a wonderfully peaceful and open feel and creates a setting that can be enjoyed throughout the seasons, whether sitting out on the patio, tending to the garden or simply enjoying the view from inside the home.

With countryside views to the rear and Hope Mountain visible from the front, this is a home that offers a particularly appealing balance between comfortable everyday accommodation and a lovely sense of connection with its surrounding landscape.

EPC Rating - TBC

Council Tax Band - C

The Use Of AI

Please Note: A small number of the internal photographs within this brochure have been digitally enhanced using AI technology for presentation purposes. Minor visual adjustments have been made to

help showcase the space and features of the property more clearly. These images are intended as a visual guide only, and prospective purchasers should refer to the property as viewed for an accurate representation of its current condition.

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

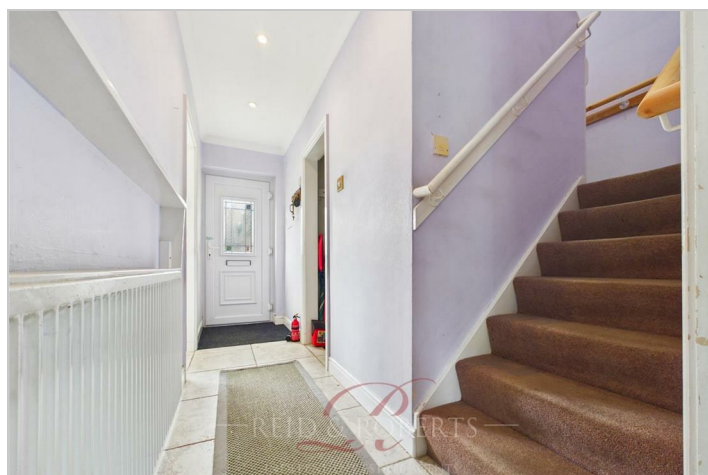
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Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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Energy Efficiency Graph



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