



Sarn Lane | Hope | Wrexham | LL12 9NU

Offers in excess of £180,000

ROSE RESIDENTIAL

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A three bedroom semi-detached property located in a sought after village, offering tremendous potential for those with vision and a keen eye for opportunity. The details have been kept brief due to the need for updating; however, internally the property provides spacious accommodation, including two reception rooms (lounge and dining room), a kitchen, three bedrooms (two doubles), and a bathroom with a separate WC. Externally, the property benefits from a private rear garden and a variety of useful storage sheds and garage, making it an ideal prospect for buyers looking to add value.

Entrance Porch

Front facing uPVC double glazed double doors provide access into the porch, with a further uPVC part glazed external door directly ahead opening into the main hallway.

Hallway

Immediately ahead is a staircase, with a side facing uPVC double glazed window. The hallway provides access to the kitchen and lounge, and also features a radiator and a useful meter cupboard.

Lounge

13'5" x 10'11" (4.10m x 3.35m)

A welcoming reception room featuring a large front facing uPVC double glazed bay window, a feature stone fireplace with coal effect gas fire, fitted carpet and radiator.





Kitchen

7'10" x 14'1" (2.41m x 4.30m)

The kitchen is fitted with a range of base and wall units, complemented by coordinating worktops. There is an inset stainless steel sink with drainer and mixer tap, along with space for under counter appliances and a freestanding cooker. Further features include a rear facing part glazed door opening to the garden, a side facing uPVC window providing natural light, and a wall-mounted Worcester boiler. The kitchen also benefits from two generous pantries, offering excellent storage.

Dining Room

11'7" x 9'11" (3.54m x 3.03m)

An additional reception room with a rear facing uPVC double glazed window enjoying attractive views over the garden. The room features a patterned fireplace with inset coal effect gas fire, built-in storage within one of the alcoves, a radiator and fitted carpet.

Stairs & Landing

The staircase rises from the hallway to the first floor landing, from which doors provide access to the bedrooms, bathroom, separate WC and a useful storage cupboard.

Bedroom One

11'9" x 12'6" (3.59m x 3.82m)

A spacious bedroom with front facing uPVC double glazed window, an original cast iron fireplace, fitted carpet and radiator.

Bedroom Two

11'9" x 10'0" (3.59m x 3.05m)

A spacious double bedroom featuring a rear facing uPVC double glazed window that enjoys pleasant views over the rear garden. The room also benefits from a radiator, useful storage cupboard and fitted carpet.

Bedroom Three

7'11"x (max) x 8'3" (max) (2.43x (max) x 2.52m (max))

The smallest of the three bedrooms, yet still a comfortable single room. It benefits from a front facing uPVC double glazed window, useful over stairs storage, a radiator and fitted carpet.

Bathroom

Fitted with a cast iron bath with electric shower over and a wall mounted sink. A rear facing uPVC double glazed window with privacy glass provides natural light, and the room also benefits from a radiator.



Separate WC

Separate from the bathroom, this room houses a high-level cistern WC and benefits from a side facing uPVC double glazed window with privacy glass.

External

Externally to the front of the property, steps lead up to a pathway providing access to the front door and continuing down the side of the house to the rear garden. The front garden is predominantly paved, with established borders and flower beds.

The rear garden is designed for low maintenance, featuring a variety of concrete and paved patio areas, complemented by flower beds and vegetable patches. There are several useful storage sheds, one of which benefits from lighting. A garage is situated at the end of the garden. Access to the rear of the property provides the potential for off road parking.

Disclaimer

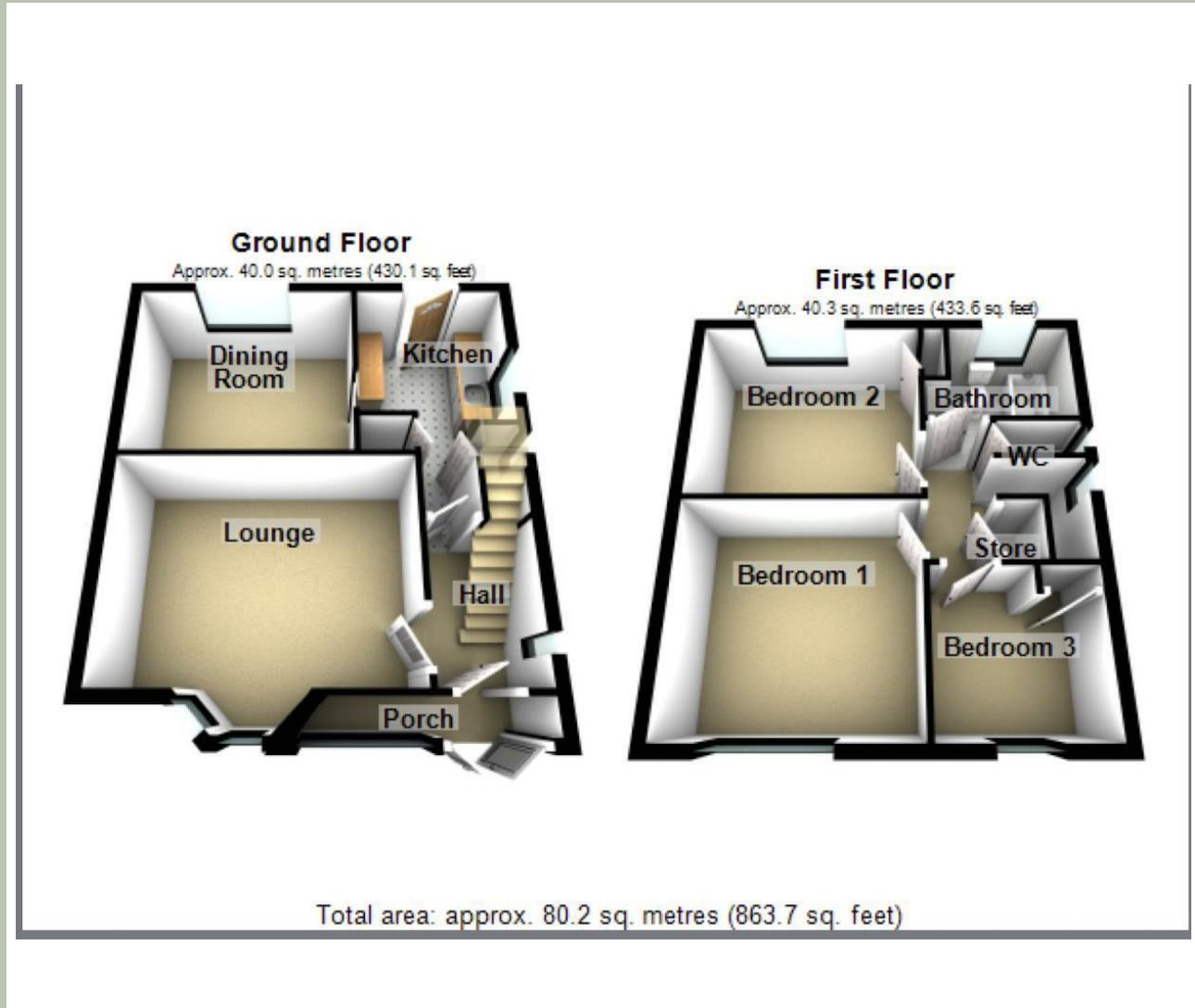
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (31-54) | E | 71 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Wrexham

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