



32 The Beeches, Hope

**OFFERS OVER
£375,000**





This immaculately presented four bedroomed detached family home which ideally situated, tucked away at the end of a cul-de-sac with open views to the rear over green space towards Hope mountain.

The property lies close to the Village of Hope whilst being on the edge of open countryside and within walking distance to the highly sought after Castell Alun high school.

The accommodation which has been well improved throughout comprises in brief; entrance hall with engineered wood flooring, cloaks/w/c, study, spacious living room with hardwood French doors onto the rear patio, separate over 24ft long dining kitchen with a contemporary range of dark grey painted units, utility room off.

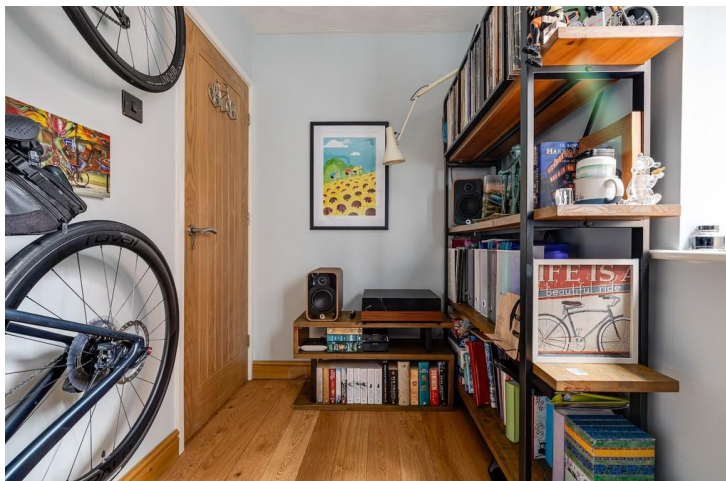
To the first floor there are four double bedrooms all with pleasant views with an en-suite bathroom to bedroom one and further family bathroom with a white suite.

The rear garden benefits from an open outlook with a large patio area with lawns & borders.

FINER POINTS

* Fine views to the rear over the rear garden towards





open countryside & Hope mountain

- * Wood flooring to the entrance hall & living room
- * Four double bedrooms with an en-suite bathroom to bedroom one
- * Newly refurbished fitted kitchen with solid timber work surfaces and integrated cooking appliances
- * Hardwood French doors from both the living room & dining kitchen
- * 2 year old "Worcester" combination boiler
- * UPVC double glazed throughout
- * Double width block paved driveway leading to a double garage
- * Utility, study & cloaks/w/c completing the ground floor accommodation
- * Close to a railway station with a service to Liverpool

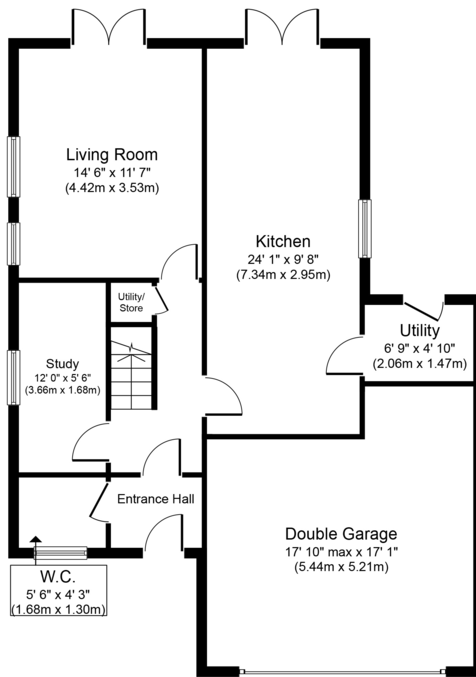
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Tenure: Freehold

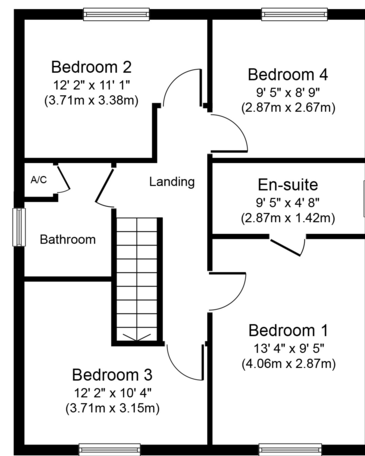
Local Authority: Flintshire County Council

Council Tax: Band F

Viewings: By appointment only



Ground Floor
Approximate Floor Area
932 sq. ft.
(86.6 sq. m.)



First Floor
Approximate Floor Area
581 sq. ft.
(54.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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