



## Derby Terrace, Johnstown LL14 2AA Offers In Excess Of £140,000

"VIEWING HIGHLY RECOMMENDED!" A beautifully presented two bedroom end of terrace situated in the popular village of Johnstown. The property has been updated and refurbished over the last few years to a high standard with the internal accommodation comprising a spacious lounge open plan into a stunning kitchen/diner with a further opening to a utility area. To the first floor there are two well proportioned bedrooms and a stylish modern bathroom. Externally there is an enclosed rear garden with patio, lawn and outdoor store. The village of Johnstown provides an array of local amenities and is conveniently located for access to the A483, Wrexham, Chester and Oswestry.

- A TWO BEDROOM END OF TERRACE
- OPEN PLAN GROUND FLOOR LIVING ACCOMODATION
- STYLISH CONTEMPORARY SHOWER ROOM
- POPULAR AND CONVENIENT LOCATION
- BEAUTIFULLY PRESENTED
- MODERN FITTED KICTHEN
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



## Lounge

4.13 x 3.15 (13'6" x 10'4")

Wood effect flooring, window to front, upvc door to front, stairs to first floor and open plan to kitchen.

## Kitchen

3.53 x 3.30 (11'6" x 10'9")

Wood effect flooring, window to rear, stylish modern kitchen with wood effect worktops, single oven, 4 ring ceramic hob, extractor over, tiled splashback, storage cupboard with wall mounted combi boiler, opening to utility area, space for fridge.

## Utility

2.03 x 1.69 (6'7" x 5'6")

A continuation of the modern kitchen units, wood effect worktops, 1 1/2 sink drainer, mixer tap, space for white goods, external door to side.

## First floor landing

Carpeted flooring, doors to two bedrooms, bathroom and storage cupboard.

## Bedroom One

3.29 x 3.10 max (10'9" x 10'2" max)

Carpeted flooring, two windows to front.

## Bedroom Two

3.34 x 2.81 max (10'11" x 9'2" max)

Carpeted flooring and window to rear.

## Bathroom

2.01 x 1.74 (6'7" x 5'8")

Corner shower enclosure, hand wash basin in vanity unit, w.c, wood effect flooring, part tiled walls, window to rear, chrome towel radiator.

## Outside

Timber fencing, entrance gate and paving to front. To the rear is an enclosed garden with patio, lawn, outdoor stores and gate to rear. Through the gate is a public pathway leading to Stryt Las Park.

## IMPORTANT INFORMATION

\*Material Information interactive report link available in video tour and brochure sections. \*

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3645336](https://sprift.com/dashboard/property-report/?access_report_id=3645336)

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.

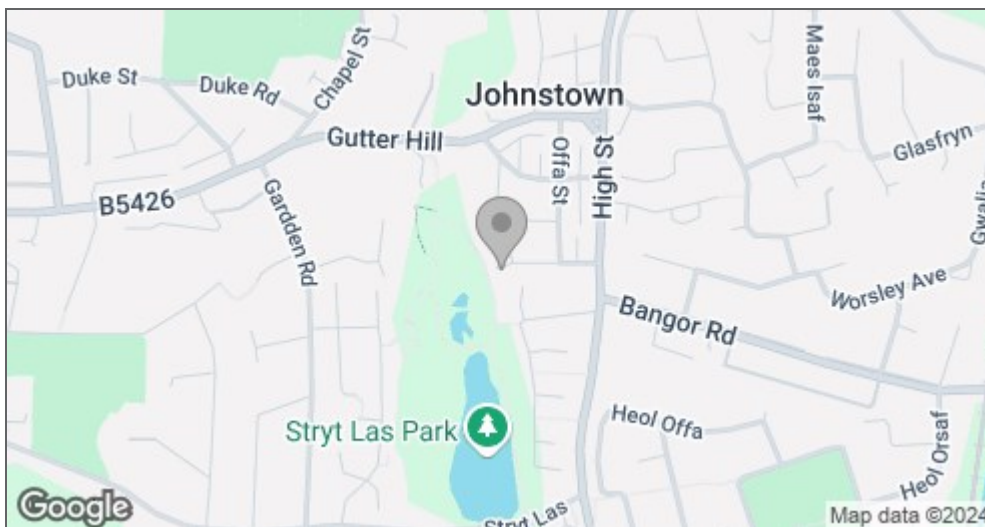












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

