



Offa Street, Wrexham LL14 1ND

£115,000

Located in the well-established residential area of Johnstown, this spacious two-bedroom mid-terrace property is offered with no onward chain and presents an excellent opportunity for first-time buyers or investors. Requiring modernisation, the property offers fantastic scope to add value and personalise to suit individual tastes. The accommodation briefly comprises an entrance porch, lounge, dining room, kitchen, rear porch, ground floor bathroom, and separate WC, with two generously sized double bedrooms to the first floor. Outside, there are low-maintenance courtyard areas to both the front and rear, along with an off-road parking space to the rear and ample on-street parking to the front. Johnstown is a popular village located just a short drive from Wrexham City Centre, with excellent transport links via the A483 to Chester, Oswestry, and beyond. The area offers a wide range of local amenities within walking distance, including shops, schools, medical facilities, and regular public transport services.

- TWO BEDROOM TERRACE HOME
- ENTRANCE PORCH
- KITCHEN/REAR PORCH/BATHROOM AND SEPARATE WC
- COURTYARD TO FRONT AND REAR
- VILLAGE LOCATION
- PERFECT FOR RENOVATION/MODERNISATION
- TWO SPACIOUS RECEPTION ROOMS
- DOUBLE BEDROOMS
- OFF-ROAD REAR PARKING
- NO ONWARD CHAIN



Entrance Porch

UPVC double glazed frosted door leading into entrance porch constructed of part brick, slate roof and uPVC double glazed frosted windows. Quarry tiled flooring, ceiling light point and hardwood door into lounge.

Lounge

UPVC double glazed leaded window to front elevation. Electric fireplace with tiled surround and hearth. Electric heater, carpet flooring, ceiling light point, door leading to staircase and glazed wooden door into dining room.

Dining Room

UPVC double glazed window to the rear elevation. Electric fireplace with tiled hearth and surround. Storage cupboard with shelving. Door into under-stairs storage cupboard with tiled flooring and lighting. Finished with carpet flooring, ceiling light point, electric radiator and beamed ceiling. Door into kitchen.

Kitchen

UPVC double glazed window to the side/rear elevation. Housing a range of wall drawer and base units with work surface over. 1.5 stainless steel sink unit with mixer tap over. Space for cooker with fitted extractor fan above. Tiled splashback and tiled flooring with vinyl over. Leading to rear hallway with electric radiator, two ceiling light points, access to loft and sliding doors into rear porch and downstairs bathroom

Rear Porch

UPVC double glazed frosted door to rear side. Ceiling light point, tiled flooring and sliding wooden door into WC.

WC

UPVC double glazed frosted window to side/rear. WC, tiled walls, carpet flooring and ceiling light point.

Downstairs Bathroom

Traditional style pink porcelain two piece suite comprising pedestal wash hand basin and panelled bath with electric shower over. Tiled walls, extractor fan, ceiling light point, quarry tiled flooring, electric heater, uPVC double glazed frosted window to the side/rear elevation and airing cupboard housing hot water cylinder.

Landing Area

Wooden door from lounge and stairs leading to a landing area with wall light, carpet flooring, doors off to bedrooms.

Bedroom One

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes with clothing rails and shelving. Carpet flooring, two wall lights and electric radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Built in storage cupboard and wardrobes. Wall light, carpet flooring and electric radiator.

Outside

To the front there is a courtyard area. To the rear is a further paved courtyard area, shed and timber gate leading to the rear where there is space for one vehicle for off street parking.

Additional Information

Electric storage heaters...secondary heating - room heaters, electric...Fully double glazed windows...Hot water - Electric immersion

IMPORTANT INFORMATION

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

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.

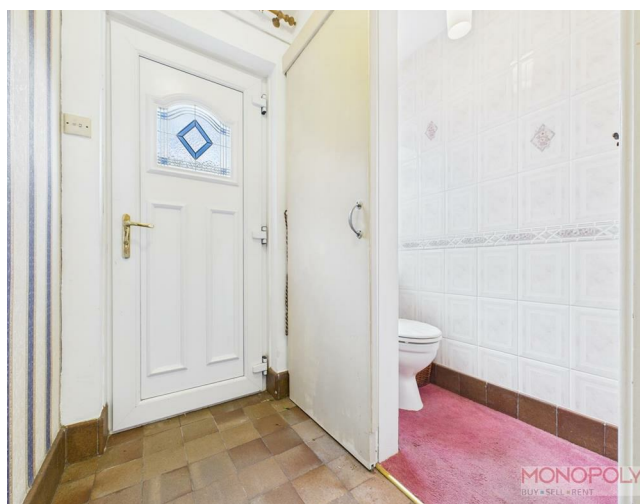
MORTGAGES

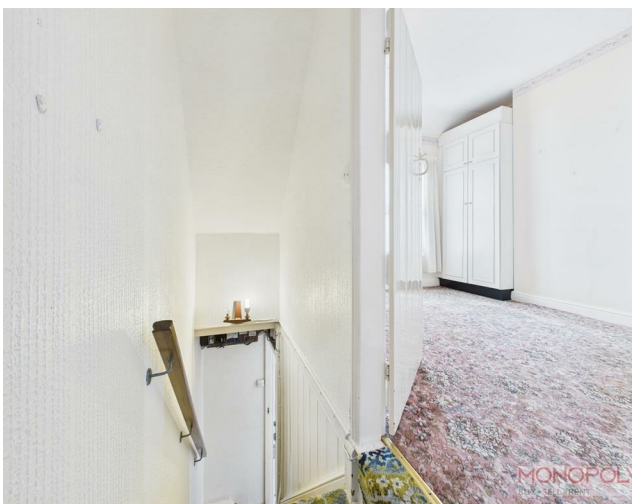
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

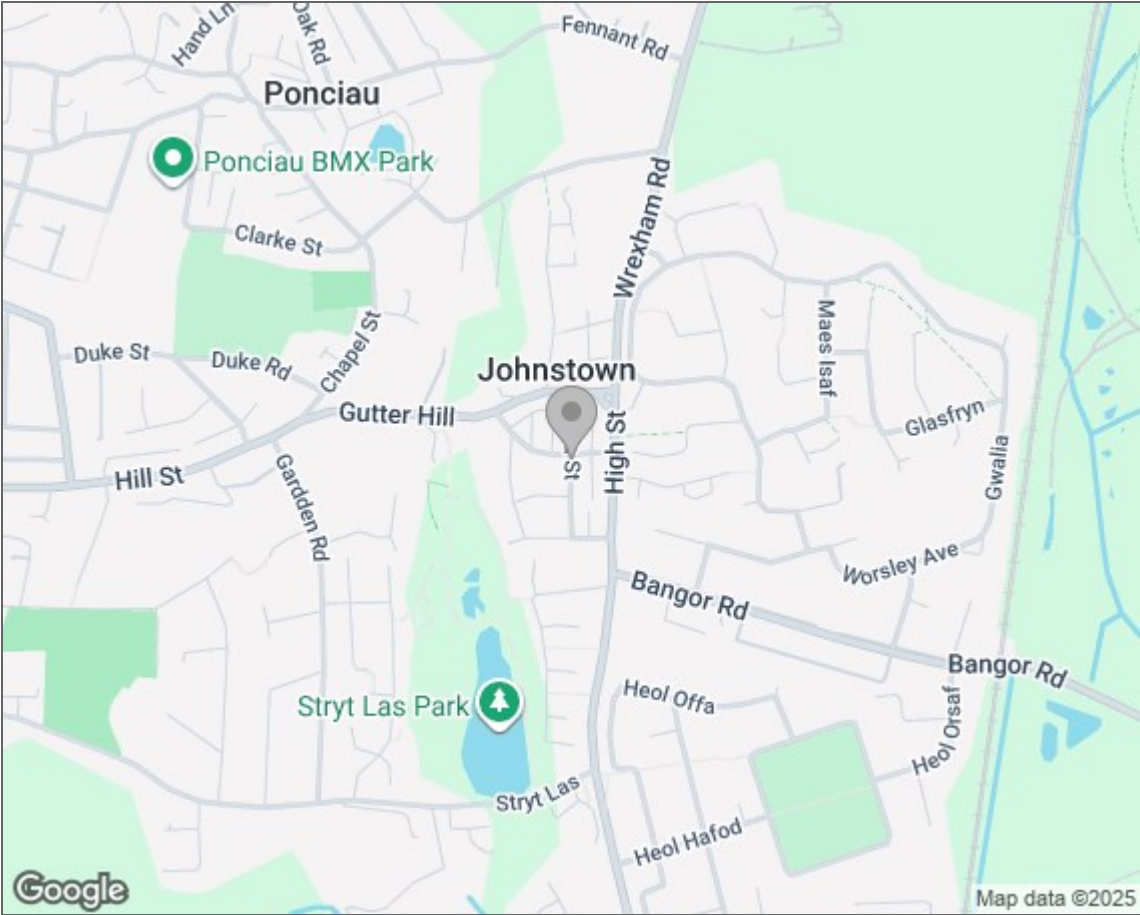
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	44		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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