



9 Derby Terrace Moreton Street

Johnstown, Wrexham, LL14 2AA

£115,000

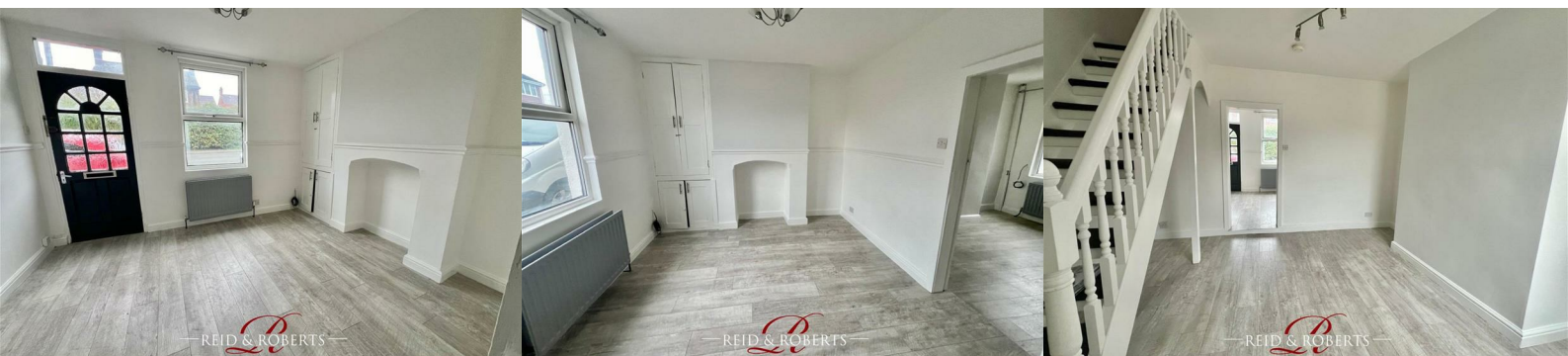


IDEAL FIRST TIME PURCHASE/INVESTMENT

Reid and Roberts Estate Agents are delighted to offer with the benefit of having NO ONWARD CHAIN This Two Bedroom Terraced Property located in the village of Johnstown.

The accommodation comprises of Lounge, Dining Room, Kitchen, Two Bedrooms and Bathroom. The property benefits from gas central heating and double glazing. There is Off Road Parking to the Rear.

Johnstown is a well-established town offering a wide range of leisure and shopping facilities and also providing education for all ages. Public transport and good road links facilitate daily travel to surrounding areas of commerce and industry and to the motorway network beyond.



Kitchen 9'3" x 5'8" (2.82m x 1.73m)

fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink unit, plumbing for automatic washing machine, wall mounted central heating boiler, stainless steel built in four ring gas hob with complimenting oven under with stainless steel extractor over, laminate flooring, window overlooking rear garden.

Dining Room 12'9" x 12'9" (3.91m x 3.89m)

UPVC double glazed window to rear elevation, laminate floor covering, panel radiator, t.v point, door opening giving access to

Lounge 12'10" x 10'2" (3.91m x 3.10m)

UPVC double glazed window to front elevation, Part glazed door allows access to front of the property. panel radiator, storage cupboard gas and electric meters, laminate floor covering,

Stairs to First Floor

Bedroom One 12'9" x 10'2" (3.91m x 3.1m)

UPVC double glazed window to front elevation. panel radiator, laminate floor covering,

Bedroom Two 11'1" x 7'1" (3.4m x 2.16m)

UPVC double glazed window to rear elevation. panel radiator, laminate floor covering,

Bathroom

Fitted with a three piece suite comprising of w.c, pedestal wash hand basin, panelled bath, ceramic tiling, panel radiator, UPVC double glazed frosted window to rear elevation.

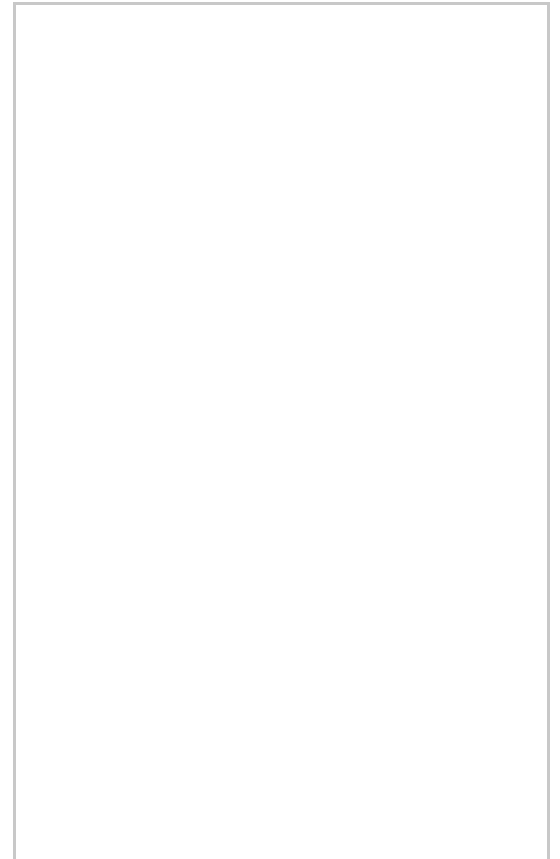
Outside

To the rear of the property there is a Driveway creating Off Road Parking for 2-3 vehicles with a gated access and fencing to the boundary.

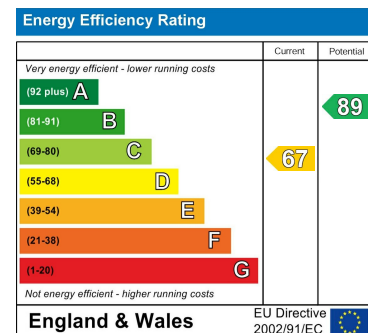
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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