

# BOWEN

PROPERTY SINCE 1862



Asking Price £100,000

6 Derby Terrace, Moreton Street,  
Johnstown, Wrexham LL14 2AA

🛏 2 Bedrooms

🚿 1 Bathroom



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### General Remarks

NO CHAIN. A cosy mid-terraced house conveniently situated on a side street close to the village centre and all amenities. The accommodation comprises lounge, separate dining room, kitchen with oven and hob, two bedrooms and first floor bathroom. There is a rear garden and unrestricted on-street parking to the front. PVCu DG. Modern "Worcester" gas combi boiler.

**Location:** The property is situated on a side street close to the heart of the village approximately a mile from the nearest access-point onto the A483 which provides dual carriageway access to Wrexham (3 miles) and Chester (12 miles) to the north and to Oswestry (9 miles) and Shrewsbury to the south. The village provides a range of amenities including a Primary School, Dental Surgery and a variety of Shops including a Co-Op Supermarket. Facilities are also available in the neighbouring settlements of Ruabon and Rhos.

**Constructed** of rendered brick external elevations beneath a re-tiled roof with a single storey flat roofed kitchen extension to the rear.

### Accommodation

#### On The Ground Floor:

**Living Room:** 13' 1" x 10' 3" (3.98m x 3.12m)

Approached through a part glazed hardwood framed door. Wood laminate floor. Electricity meter cupboard and fitted shelving to one alcove. Radiator. BT point. Double power point.

**Dining Room:** 13' 1" x 11' 2" (3.98m x 3.40m) including staircase leading off. Radiator. Wall mounted "Worcester" combination gas-fired boiler. Understairs storage cupboard. Wood laminate floor. Two double power points. Arch to:

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Kitchen:** 7' 10" x 4' 10" (2.39m x 1.47m) Fitted single drainer stainless steel sink unit inset into a drawer pack and corner base unit with extended work surface, beneath which there is a built-under electric oven. Inset ceramic hob with a concealed filter hood above set between two suspended wall cabinets. Ceramic tiled splash-back. Electric cooker point and two double power points exposed. Wood laminate floor. Part double glazed PVCu framed external door.

**On The First Floor:**

**Landing:** 9' 0" x 7' 0" (2.74m x 2.13m) and 8' 0" x 2' 3" (2.43m x 0.68m). Double power point. Loft access-point.

**Bedroom 1:** 14' 11" x 10' 4" (4.54m x 3.15m) maximum. Wood laminate floor. Two double power points. Radiator. Television aerial point.

**Bedroom 2:** 7' 2" x 5' 7" (2.18m x 1.70m) excluding deep door recess. Radiator. Double power point.







**Bathroom:** 8' 4" x 7' 4" (2.54m x 2.23m) including corner storage cupboard. Fitted three piece white suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Radiator. Part tiled walls.

**Outside:** Shared side alleyway. Rear garden area.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in the Dining Room. The property is wired for a BT telephone system.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 66|D.

**Council Tax Band:** The property is valued in Band "B".

**Directions:** For satellite navigation use the post code LL14 2AA. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed into the village and through two sets of traffic lights then turn right into Moreton Street just before reaching the traffic lights at the junction with Bangor Road. The property will be seen after about 75 yards on the left.



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