



St. Johns Road | | Wrexham | LL13 8PG

Offers in the region of £120,000



ROSE RESIDENTIAL

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This much loved family home is ready for its next chapter and offers excellent potential for buyers looking to modernise and add their own stamp. The accommodation briefly comprises a lounge, spacious kitchen, ground floor bathroom, two bedrooms, and upstairs WC. Externally, there is a yard immediately to the rear of the property, along with a private garden beyond.

Entrance & Hallway

The property is entered via a part glazed UPVC front door into a hallway, with stairs to the first floor directly ahead and an internal door to the lounge on the right.

Lounge

12'6" x 12'1" (3.83m x 3.70m)

Benefitting from two front facing UPVC double glazed windows, a gas fire, and an understairs storage cupboard.





Kitchen

15'4" x 11'4" (4.69m x 3.47m)

A spacious kitchen fitted with a range of wall and base units. The room benefits from a rear facing UPVC double glazed window, a gas fire, and a door leading through to the rear hallway.

Rear Hallway

The rear hallway provides access to the bathroom and benefits from a side facing UPVC double glazed window, along with a side facing UPVC part-glazed door leading out to the rear yard. This versatile space could also be utilised as a utility area.

Downstairs Bathroom

Fitted with a panelled bath with twin taps and a pedestal wash hand basin. The room also benefits from a side facing UPVC double glazed window with privacy glass and an extractor fan.

Stairs & Landing

The staircase rises from the hallway to the first floor landing, where there are three internal doors providing access to two bedrooms and the w/c.



Bedroom One

12'3" x 11'9" (3.75m x 3.60m)

A well proportioned double bedroom with a front facing UPVC double glazed window, cast iron fireplace and storage cupboard.

Bedroom Two

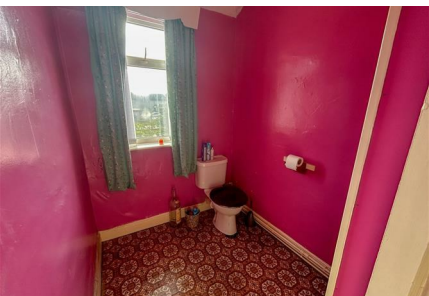
9'3" x 11'3" (2.84m x 3.44m)

A further well proportioned bedroom with a rear facing uPVC double glazed window.

w/c

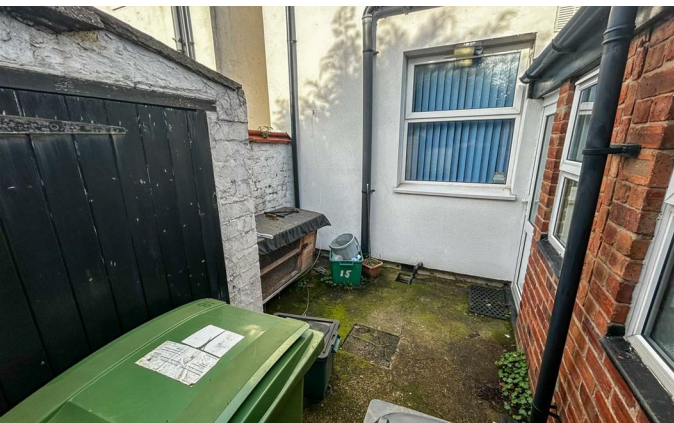
5'9" x 5'10" (1.76m x 1.8m)

Previously a third bedroom, this room has been adapted to include a w/c. There is a rear facing UPVC double glazed window and storage cupboard.



External

The property is set back from the road, with a small paved area to the front. To the rear, there is an enclosed courtyard that opens onto a shared alleyway behind the terrace. Beyond this is a private garden area.



Please Note

The property will be sold fully furnished, with all furniture, appliances, and items currently in situ included in the sale. No warranties or guarantees are provided regarding the condition, functionality, or suitability of any included items. It is the responsibility of the purchaser to satisfy themselves as to the condition of the property and its contents before proceeding with the purchase.

Disclaimer

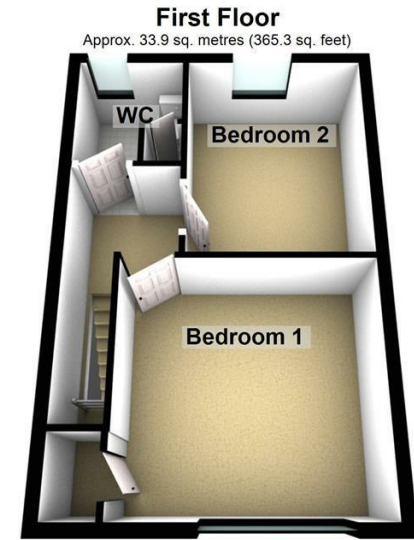
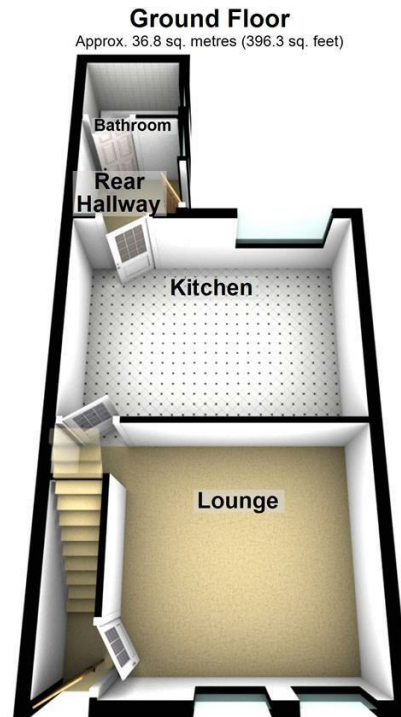
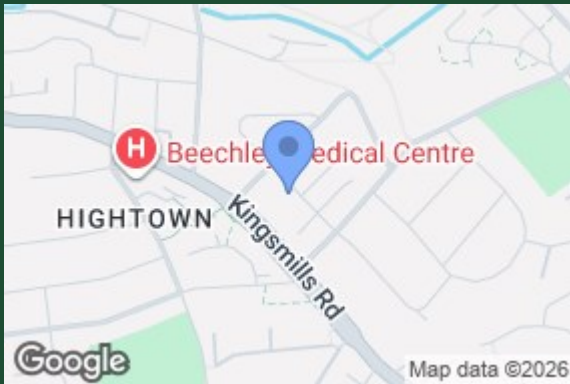
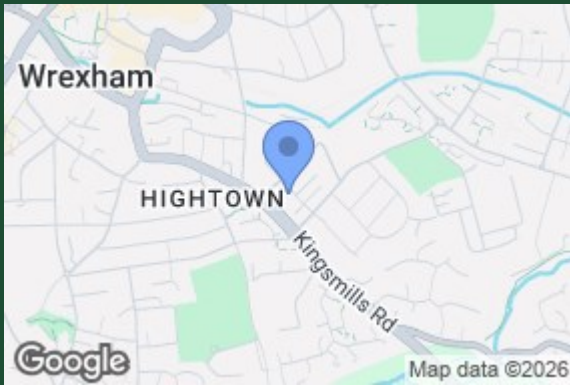
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By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Total area: approx. 70.8 sq. metres (761.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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