



10, The Larches

Johnstown || LL14 2AB

£875

MONOPOLY[®]

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10, The Larches

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A fantastic opportunity to rent a 2 bedroom semi-detached property in the village of Johnstown. This excellent property offers 2 bedrooms, lounge and kitchen/dining room and off road parking to the front. The village of Johnstown offers a wealth of local amenities including various shops, primary school and has excellent access to major road routes for commuting. In brief the property comprises; lounge and kitchen/dining room to the ground floor and 2 bedrooms and bathroom to the first floor.

- A 2 bedroom semi-detached property
- Kitchen/dining room
- Gas central heating
- Off road parking



Lounge

Well presented with wood effect flooring, central fireplace with timber mantel, double glazed window to the front, stairs off to the first floor.

Kitchen/Dining Room

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a washing machine and fridge/freezer, cooker, extractor fan, part tiled walls, wall mounted gas combination boiler.

First Floor Landing

With a door to a storage cupboard with radiator and shelving, brand new carpeted flooring.

Bedroom 1

Well presented with brand new carpeted flooring, 2 double glazed windows to the rear.

Bedroom 2

With brand new carpeted flooring, built in wardrobe, double glazed window to the front.

Bathroom

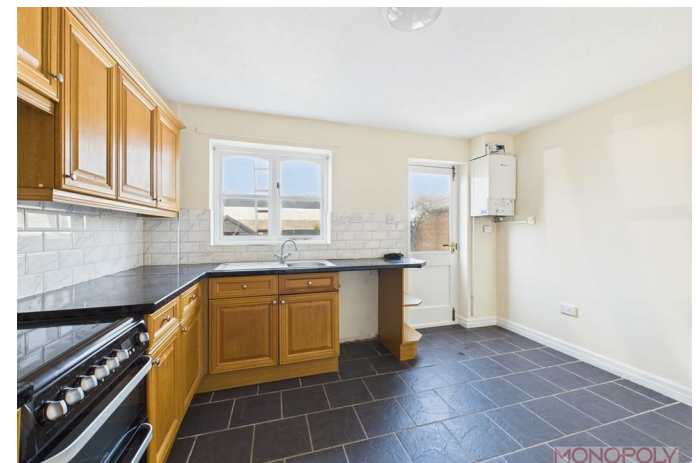
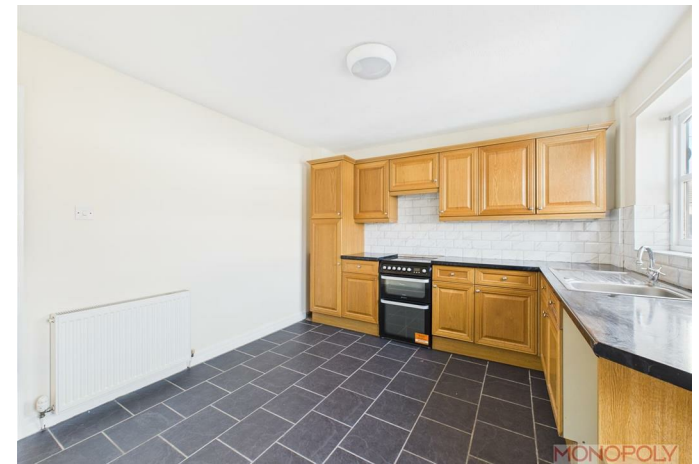
Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, tiled flooring, double glazed window.

Rear Garden

To the rear is a part gravelled, part paved easily maintainable with a garden shed and gated access to the front.

Front

To the front is a concrete driveway providing off road parking. The landlord informs us that the grass area to the side will be being dug up to provide more of a driveway.





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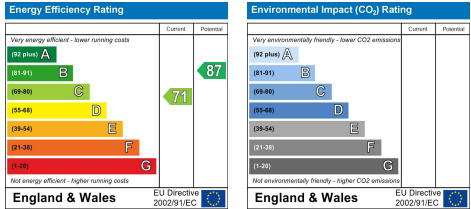


MONEY LAUNDERING REGULATIONS 2003

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.





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