



Bromfield Street, Johnstown LL14 1NF Offers In The Region Of £140,000

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 alike. Requiring modernisation throughout, the property offers fantastic scope to add value and personalise to suit individual tastes.

The accommodation briefly comprises a lounge, reception room, and kitchen to the ground floor. To the first floor are two generously sized double bedrooms, a study, and a bathroom, with stairs leading to a converted attic space.

Externally, the property benefits from low-maintenance courtyard areas to the front, while to the rear there is a concrete and lawned garden area. On-street parking is available to the front of the property.

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 TERRACED HOME
- DOUBLE BEDROOMS
- GOOD SIZED REAR GARDEN
- VILLAGE LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- LOFT CONVERSION
- VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN



Reception Room

UPVC door to front, double glazed window, laminate flooring, radiator, double doors to

Living Room

Laminate flooring, double glazed window to rear, radiator, door to understairs storage, door to

Kitchen

Range of wall, base and drawer units, stainless steel sink unit with mixer tap over, space for fridge/freezer and washing machine, double glazed window to side, laminate flooring, UPVC door to rear garden

First Floor Landing

Radiator and doors to

Bedroom One

Large fitted mirrored wardrobes, double glazed window to front, carpet flooring, radiator

Bedroom Two

Double glazed window to rear, carpet flooring, radiator

Study/Home Office

Double glazed window to side, radiator

Bathroom

Three piece suite comprising a low-level w.c. pedestal hand wash basin and panelled bath with shower over. Tiled walls, vinyl flooring, chrome heated towel rail, ceiling light point, extractor fan and frosted window to the side.

Attic

Skylight roof window, converted loft space

Outside

Concrete hard standing area, lawn area, out buildings and gate providing access for bins

Additional Information

Newly fitted combination boiler

Important Information

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.

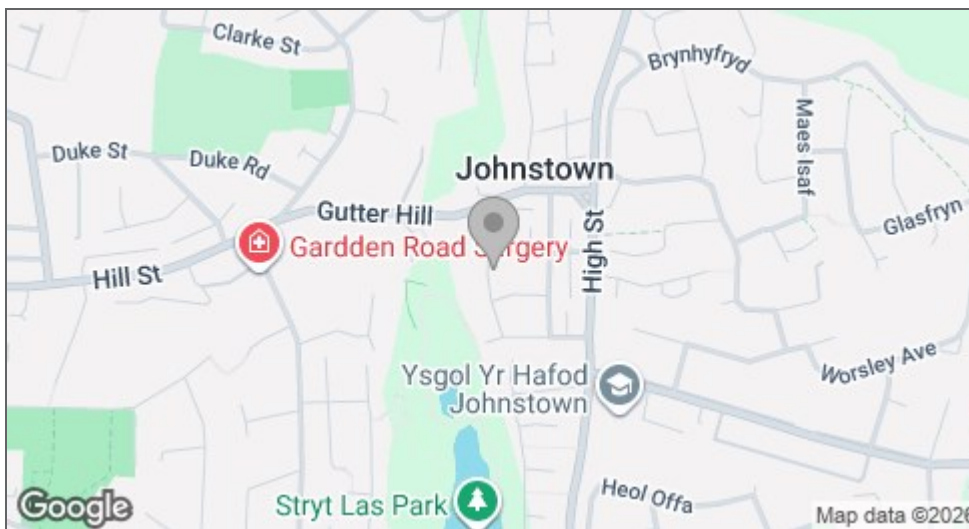
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E		
(21-38) F		
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