



3 bed semi-detached house to buy in LL14

Y Gesail, Johnstown, Wrexham, Wrexham, LL14 2TW

£100,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ Three Bedroom Semi
- ✓ Modern Kitchen
- ✓ Garage sized storage to rear.
- ✓ Needs Renovating
- ✓ EPC Rating D

On Street parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY.

STARTING BID £100,000.

Attention Investors and first time buyers in particular!

An opportunity has arisen to acquire a three bedroomed semi detached property in need of renovation in the popular residential district of Johnstown.

Johnstown is located approximately three miles from Wrexham and has its own centre of shops, schools and local amenities. A regular bus service accesses both the town and beyond, and nearby Ruabon has a railway station, beyond which is a junction of the main A483 by pass.

Outside

Approached through a personal wrought iron gate with tall hedges to sides. Steps lead up to the entrance, lawned to the side with rear bed stocked with shrubs. Path to main entrance and further to side leading to the rear garden and having a raised shingled border stocked with further shrubs. Here, a further secure personal gate leads through to the rear revealing a brick block patio with steps leading up to the garden with enclosed raised beds again stocked with shrubs and trees. A garage sized storage shed to the left having both power and light. To the rear is a garden laid to lawn.

Entrance Porch

Constructed of UPVC and having matching door and double glazed windows to both front and side. Tiled floor. Inner wooden door leads into:

Side Hallway

With ceiling light point and giving access to the cloak room, utility and wash room.

Cloak Room

With low level WC. Frosted UPVC double glazed window to side. Wood panelled walls. Ceiling light point.

Utility Room

6'0" x 5'10" (1.83m x 1.78m)

Space and plumbing for a washing machine. Ceiling light point. Opening to:

Wash Room

9'3" x 5'9" (2.82m x 1.75m)

With Belfast sink and work surface to side. Wall mounted cupboard and shelving. Ceiling light point.

Entrance Hallway

The main entrance is accessed via a further UPVC double glazed door. Gives access to the ground floor accommodation and staircase to the first floor. UPVC double glazed window to front. Under stairs recess. Wall mounted gas fire. Radiator. Ceiling light point and smoke detector.

Sitting Room

12'9" x 9'3" (3.89m x 2.82m)

Coal effect electric fire with tiled back and hearth. UPVC double glazed window to rear, radiator below. Picture rail. Ceiling light point.

Lounge / Diner

13'1" x 12'9" (4.00m x 3.89m)

Coal effect gas fire in a brass frame, marble back and hearth, carved oak surround and mantle. Storage cupboards and shelving to side recess. UPVC double glazed door and window to rear patio and garden. Picture rail. Ceiling light point. Sliding door to:

Kitchen

9'7" x 7'7" (2.92m x 2.30m)

With Shaker style base and wall mounted kitchen units with granite effect work surfaces and tiled splashbacks. Built in Hotpoint electric oven with Neue microwave over. Four burner gas hob under stainless steel illuminating extractor hood. UPVC double glazed window to rear. Ceramic single sink, drainer and mixer tap. Integrated tall fridge. Wall mounted Vaillant gas central heating boiler. Tiled floor. Ceiling light point.

First Floor Landing

Gives access to the three bedrooms, shower room and WC. Built in storage cupboard. Attic hatch. Ceiling light point and smoke detector.

Bedroom 1

12'12" x 10'8" (3.96m x 3.25m)

Built in storage cupboard with further overhead. UPVC double glazed window to rear. Picture rail. Ceiling light point.

Bedroom 2

13'3" x 9'3" (4.04m x 2.82m)

UPVC double glazed window to rear, radiator below. Ceiling light point.

Bedroom 3

9'10" x 7'5" (3.00m x 2.26m)

UPVC double glazed window to front. Ceiling light point.

Wet Room

7'5" x 5'10" (2.26m x 1.78m)

Enclosed shower area with shower attachment and pedestal wash hand basin. Frosted UPVC double glazed window to front. Fully tiled walls. Radiator. Shingle effect floor covering. Ceiling light point.

WC

Low level WC. Frosted UPVC double glazed window to side. Half tiled walls. Ceiling light point.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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