

bp5337



12 Ludlow Crescent
Higher Runcorn
WA7 4XH
4 Bed Semi Detached House
With Conservatory

Independent Family Owned Estate Agents
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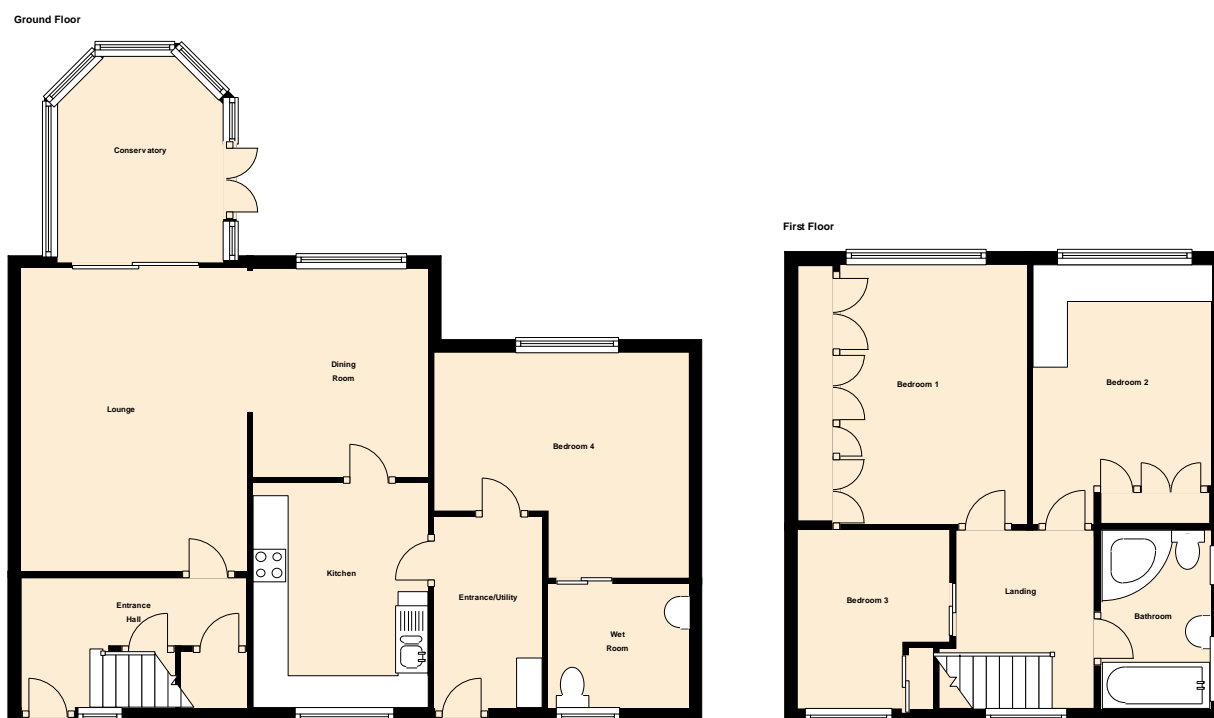
£250,000

Viewing Advised



12 Ludlow Crescent, Runcorn, Cheshire, WA7 4XH

HIGHLY DESIRABLE HIGHER RUNCORN LOCATION - GROUND FLOOR BEDROOM WITH WETROOM This EXTENDED FOUR BEDROOM semi detached family home stands in a highly desirable Higher Runcorn location with arguably the most sought after primary and secondary schooling just a stone throw away. The property has the benefit of a single storey side extension which boasts a good size double bedroom with wet room off having a level access from both the front of the property as well as internally. This room would also be perfectly suited to a home working arrangement subject to approvals. Standing in a corner position along Ludlow Crescent the property has a large frontage providing off road parking whilst the rear garden enjoys a relatively private SOUTH FACING aspect. Internally the property consists of: Entrance hall, lounge with conservatory off, dining room, kitchen, hallway leading to the ground floor fourth bedroom which has a wet room off. To the first floor three bedrooms and a family bathroom with separate shower and bath can be found. EPC:TBC



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 21/09/2023 17:04:59 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Canopied entrance, PVC double glazed front door opens to entrance hall, single panel radiator, coved ceiling, built in under stairs storage cupboards with meters and services, telephone extension point, one double power point.

Lounge 15' 4" x 11' 5" (4.67m x 3.48m)

Double panel radiator, coved ceiling, fitted wall lights, inset living flame gas fire, four double power points, sliding patio doors open to conservatory.

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Dining Room 10' 8" x 8' 11" (3.25m x 2.72m)

PVC double glazed window to rear elevation, coved ceiling, double panel radiator, one double power point.

Conservatory 10' 4" x 8' 5" (3.15m x 2.56m)

Having PVC double glazed units with French doors to side elevation, tiled floor, double panel radiator, two double power points, fitted ceiling fan.



Kitchen 11' 4" x 8' 10" (3.45m x 2.69m)

Having a range of fitted base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, four ring electric hob with filter hood above, highline electric oven and integrated microwave, integrated dishwasher, double panel radiator, three double one single power point, PVC double glazed window to front elevation, splashback tiling.



Utility Area 9' 7" x 5' 6" (2.92m x 1.68m)

Plumbing and drainage for automatic washing machine, two double power points, fitted mini ceiling downlights, PVC double glazed entrance door to front elevation with external access ramp.

Bedroom Four Ground Floor 12' 11 maximum" x 11' 2 maximum" (3.93m x 3.40m)

An L shaped room, PVC double glazed window to rear elevation, double panel radiator, extensive built in bedroom furniture, three double power points, wall mounted electric heater along with single panel radiator.

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Wet Room

A purpose built wet room having WC, wash hand basin, wall mounted electric shower, PVC double glazed window to front elevation, fully tiled walls, wall mounted electric heater.



Landing

Stairs from entrance hall to first floor landing, access to loft with pull down ladder, PVC double glazed window to front elevation, one double power point.

Bedroom One Rear 13' 0" x 11' 4" into fitted wardrobes (3.96m x 3.45m)

Single panel radiator, PVC double glazed window to rear elevation, extensive fitted wardrobes with hanging rails and shelves, two double power points, fitted wall lights.

Bedroom Two Rear 13' 0" x 9' 0" (3.96m x 2.74m)

PVC double glazed window to rear elevation, single panel radiator, two double power points, built in fitted bedroom furniture.



Bedroom Three Front 9' 0 maximum" x 7' 11 maximum" (2.74m x 2.41m)

An L shaped room, PVC double glazed window to front elevation, double panel radiator, built in storage cupboard, one double power point.



Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin mixer tap over, panel bath and fully tiled corner shower with electric wall mounted shower, fitted mini ceiling down lighters, extractor fan, chrome effect heated towel rail, LED bulb mirror, two PVC double glazed windows to side elevation, fully tiled walls.



Externally

Property occupies a corner position being fronted by a large block paved driveway providing off road parking, a laid lawn garden with mature perimeter hedgerows, whilst to the rear there is a fully paved garden themed for ease of maintenance with raised perimeter beds, to the side of the property there is a fully paved area with large garden shed.



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Useful Information About This Property:

- NO CHAIN DELAY
- ADAPTED FOR DISABLED ACCESS WITH GROUND FLOOR BEDROOM AND WETROOM
- HIGHLY REGARDED LOCATION
- CLOSE TO SOUGHT AFTER SCHOOLING FOR ALL AGES
- SOUTH FACING ASPECT TO REAR
- CONSERVATORY
- WELL PROPORTIONED
- COUNCIL TAX BAND: C

MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.

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