

bp5389



32 Camrose Close
Runcorn
WA7 5NS
2/3 Bed Semi Detached
Bungalow

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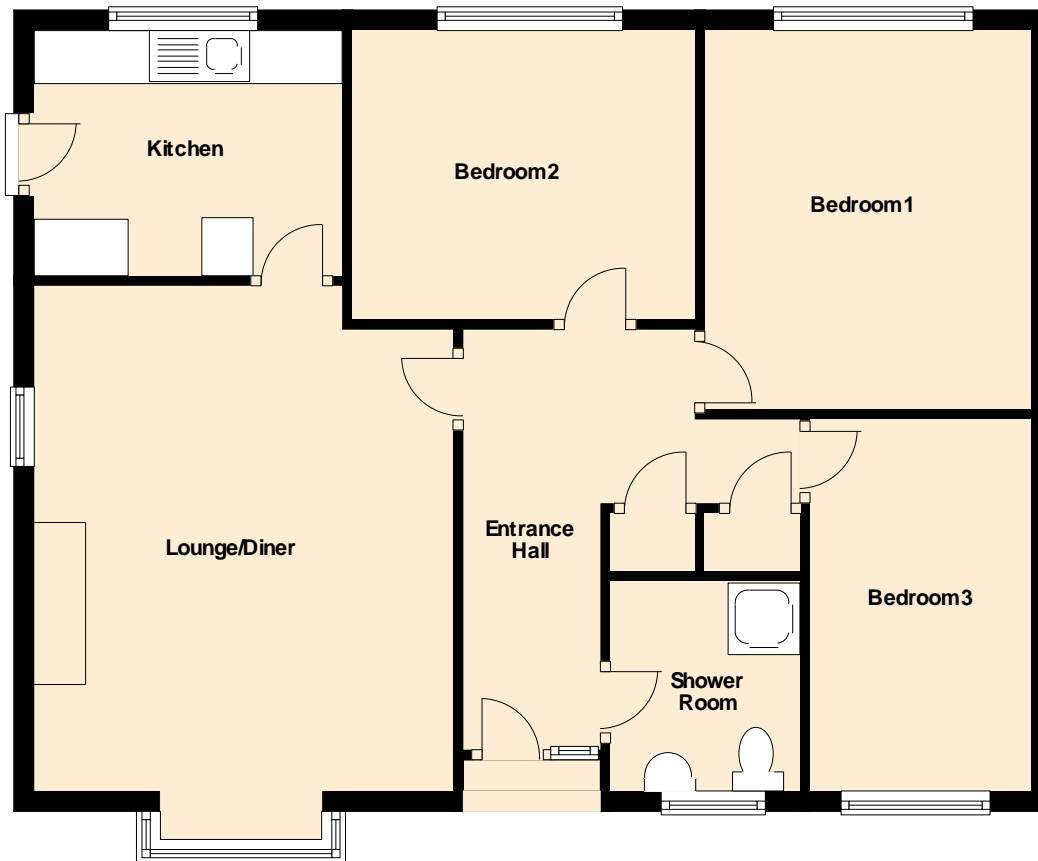
Offers in the Region
Of £189,950



32 Camrose Close, Runcorn, Cheshire, WA7 5NS

SPACIOUS SEMI DETACHED BUNGALOW - CUL DE SAC POSITION - NOT OVERLOOKED TO REAR This TWO/THREE Bedroom semi detached bungalow is deceptively spacious and offers an excellent opportunity for those seeking accommodation arranged over one level. Located within a quiet cul de sac within a popular residential area which has amenities and schooling close by. Consisting of; entrance hall with storage, lounge, kitchen, shower room former dining room currently arranged as a bedroom plus two further bedrooms. Externally the property stands in raised plot having lawn garden and tarmac driveway providing off road parking whilst the rear garden was paved patio areas and enjoys a private aspect not being directly overlooked. EPC:TBC

Ground Floor



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. 29/04/2024 12:04:09 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to hallway, wood effect laminate flooring, double panel radiator, two built in storage cupboards, access to loft, one double power point.

Lounge 16' 2" x 13' 6" (4.92m x 4.11m)

PVC double glazed window's to front and side elevation's, double panel radiator, fitted dado rail, electric convector fire standing on decorative hearth and back, three double power points.

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Kitchen 10' 2" x 7' 9" (3.10m x 2.36m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, gas cooker point, fitted filter hood, plumbing and drainage for automatic washing machine, PVC double glazed window to rear elevation, PVC double glazed door to side elevation, three double power points, concealed wall mounted combination gas central heating boiler.

Bedroom One Rear 12' 2" x 10' 5" (3.71m x 3.17m)

PVC double glazed window to rear elevation, single panel radiator, two double power points.

Bedroom Two Rear 10' 11" x 9' 1" (3.32m x 2.77m)

Wood effect laminate flooring, single panel radiator, PVC double glazed window to rear elevation, two double power points.

Bedroom Three Front 11' 11" x 7' 1" (3.63m x 2.16m)

Two double power points, single panel radiator, PVC double glazed window to front elevation.

Shower Room

Low level WC, pedestal wash hand basin, walk in fully tiled corner shower enclosure with wall mounted electric shower, fully tiled walls, single panel radiator, PVC double glazed window to front elevation.

Externally

Property stands at the head of a Cul-de-sac position being fronted by a laid lawn garden, paved driveway providing off road parking whilst to the rear there is a fully enclosed garden with laid lawn and a good sized paved patio area all of which enjoys a very pleasant aspect not being directly overlooked.



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Useful Information About This Property:

- CUL DE SAC POSITION
- SPACIOUS BUNGALOW
- NOT OVERLOOKED TO REAR
- OFF ROAD PARKING
- COMBINATION GAS CENTRAL HEATING
- CURRENTLY ARRANGED AS THREE BEDROOMS
- AMENITIES CLOSE BY
- Council Tax Band: C

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