

bp5426



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents

12 Highlands Road
Runcorn
WA7 4PR
2 Bed Semi Detached Character
Property

Offers in the Region Of
£200,000

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk

www.bests.co.uk



12 Highlands Road, Runcorn, Cheshire, WA7 4PR

CHARMING TWO BEDROOM COTTAGE - HIGHER RUNCORN LOCATION - DOUBLE GARAGE This two bedroom semi detached cottage is located within the highly desirable Higher Runcorn area, well served with amenities and having Runcorn Hill and Heath Park on the door step offering excellent scenic walks. The property offers deceptively spacious accommodation with a charming cottage feel throughout. Consisting of an entrance hallway, open plan lounge dining room, kitchen, lean to conservatory and shower room to the ground floor whilst two bedrooms are found a first floor level. Externally, off road parking is located to the side of the property and leads to a double garage. To the rear viewers will find a secluded garden with sandstone perimeter walls which has ample potential to create an excellent entertaining space. A property which offers a unique opportunity to purchase a semi detached cottage with ample scope within a highly sought after location. 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. 22/04/2024 09:45:56 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Entrance door opens to entrance hallway, double panel radiator, one single power point.

Lounge 13' 2" x 11' 10" (4.01m x 3.60m)

Double glazed window to front elevation, double panel radiator, four bar radiant gas fire, two double power points.

Dining Area 13' 10" x 8' 1" (4.21m x 2.46m)

Double glazed window to side elevation, double panel radiator, one double power point, built in under stairs storage cupboard.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents

Inner Hallway

Tile effect laminate flooring, built in storage cupboard.

Kitchen 9' 3" x 9' 1" (2.82m x 2.77m)

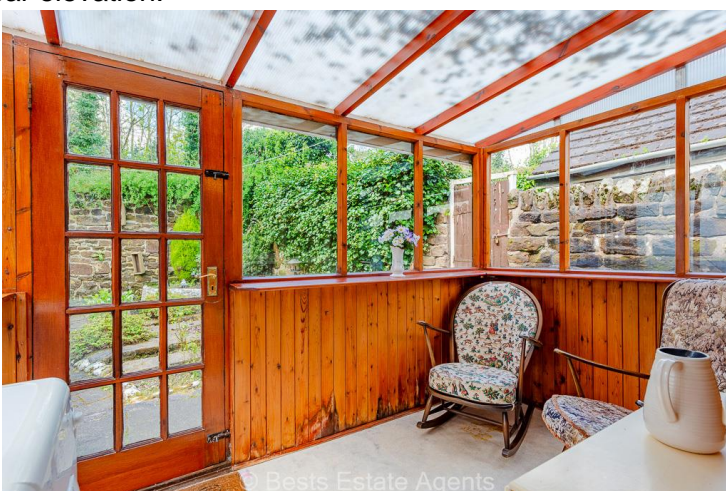
Having fitted base and wall units comprising single drainer stainless steel sink, splash back tiling, plumbing and drainage for automatic washing machine, tiled floor, four single and two double power points, gas cooker point, single panel radiator, window and entrance door to lean to conservatory.

Lean To Conservatory 10' 10" x 6' 4" (3.30m x 1.93m)

One single power point, entrance door to rear elevation.



© Bests Estate Agents



© Bests Estate Agents

Thinking Of Selling Your Property? No Sale No Fee - Call Now.

Ground Floor Shower Room

A fully tiled room with white suite comprising low level WC, wash hand basin with mixer tap over, oversized walk in shower enclosure with wall mounted electric shower, fitted mini ceiling down lighters, extractor fan, double glazed window to rear elevation, tile effect laminate flooring, chrome effect heated towel rail.



First Floor Landing

Stairs from hall to first floor landing, access to loft.

Bedroom One Front 16' 11" x 12' 2" (5.15m x 3.71m)

Two double glazed windows to front elevation, single panel radiator, two double power points.



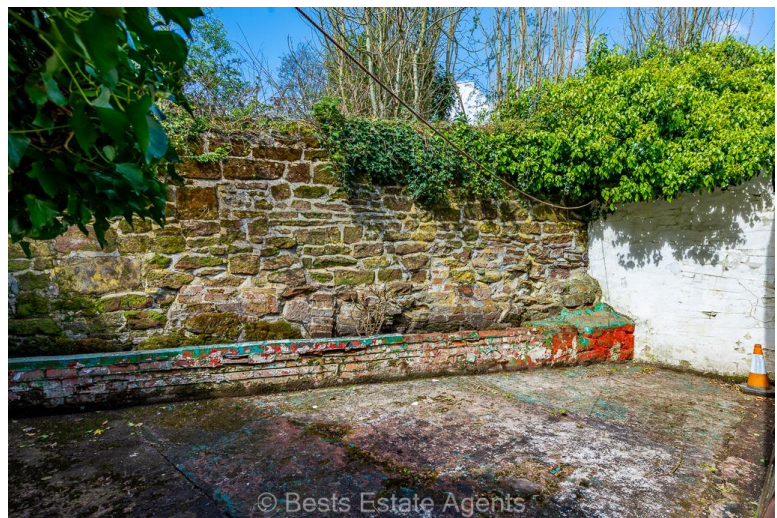
Thinking Of Selling Your Property? No Sale No Fee – Call Now.

**Bedroom Two Rear 11' 1" x 8' 9"
(3.38m x 2.66m)**

Double glazed window to rear elevation, single panel radiator, built in storage cupboard housing wall mounted combination gas central heating boiler, one double power point.

Externally

Property stands in a prominent position at the bottom of Highlands Road having a detached double garage with parking in front whilst to the rear, there is a fully enclosed reasonable sized fully paved yard with sandstone perimeter walls, to the rear of the garage there is a useful space with ample potential all of which is not directly overlooked enjoying a fair degree of privacy.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Useful Information About This Property:

- SANDSTONE BUILT SEMI DETACHED COTTAGE
- DOUBLE GARAGE
- HIGHER RUNCORN LOCATION
- CLOSE TO RUNCORN HILL
- CLOSE TO RUNCORN RAILWAY STATION
- NO CHAIN
- EPC:TBC
- 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.