

bp5438



16 Eccleston Drive
Latham Fields Runcorn
WA7 5BU
3 Bed Detached Bungalow

£245,000

Viewing Advised

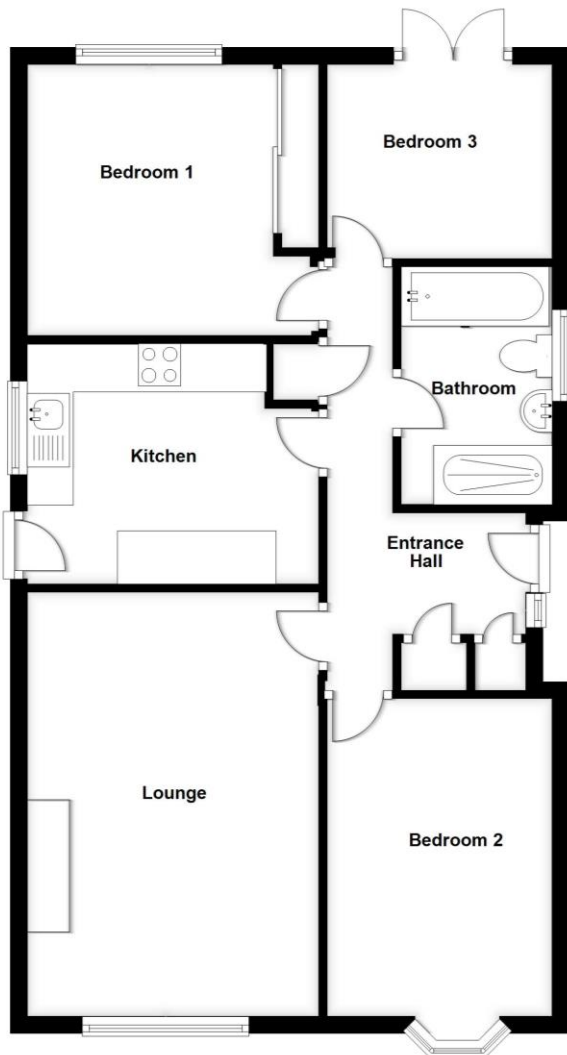
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16 Eccleston Drive, Latham Fields, Runcorn, Cheshire, WA7 5BU

This particular three bedroom detached bungalow forms part of the ever popular Latham Fields estate, centrally located and within easy reach of Runcorn town centre and Shopping City together with local transport services. Upon closer inspection viewers will find well proportioned accommodation offering a practical layout with three bedrooms, which benefits from combination gas central heating and updated kitchen and bathroom. Externally. The property enjoys a pleasant cul de sac position, standing in a well established plot, the rear of which is not directly overlooked and enjoys a southerly aspect. There is ample off road parking to the front and side which leads to a detached garage. The property is offered with no onward chain and advise potential buyers to view without delay. EPC D(61)

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. 27/04/2024 11:21:45 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 entrance hallway, double panel radiator, wood effect laminate flooring, access to loft, coved ceiling, one single power point, three built in storage cupboards one with concealed wall mounted combination gas central heating boiler.

Lounge 16' 9" x 11' 5" (5.10m x 3.48m)

PVC double glazed window to front elevation, double panel radiator, coved ceiling, electric fire standing on decorative hearth and back, four double power points.

Kitchen 11' 5" x 9' 3" (3.48m x 2.82m)

Having recently installed base and wall units comprising single drainer sink with flexible high neck mixer tap over, in set four ring electric hob with filter hood above and electric oven beneath, plumbing and drainage for automatic washing machine, attractive splash back tiling, double panel radiator, PVC double glazed window and entrance door to side elevation, three double and one single power points, coved ceiling.

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Bedroom One Rear 11' 6" x 10' 6" (3.50m x 3.20m)

PVC double glazed window to rear elevation, double panel radiator, built in fitted wardrobes with sliding mirrored fronts, two double power points.



Bedroom Two Front 12' 8" x 8' 10" (3.86m x 2.69m)

Double panel radiator, wood effect laminate flooring, coved ceiling, PVC double glazed window to front elevation, one double power point.

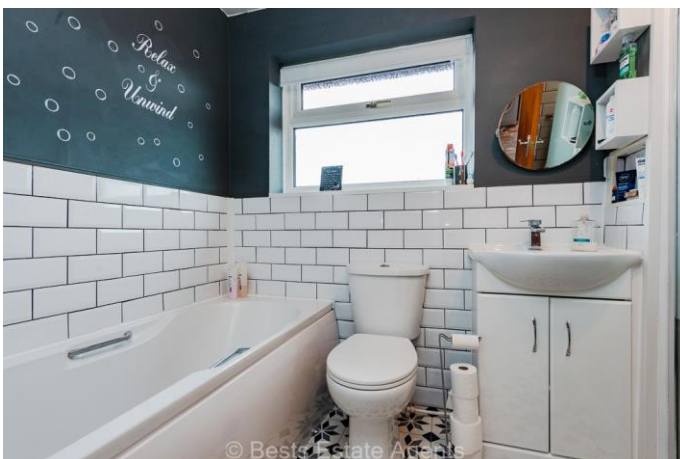
Bedroom Three Rear 8' 10" x 7' 7" (2.69m x 2.31m)

Single panel radiator, PVC double glazed French doors to rear elevation, coved ceiling, two double power points.



Bathroom

A recently updated room having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath with mixer tap and shower attachment, large over sized fully tiled walk in shower enclosure with mixer style shower attachment, waterfall style shower head and additional shower wand, double panel radiator, attractive splash back tiling, PVC double glazed window to side elevation.



Externally

Property forms part of a small Cul de sac having a fully paved frontage providing ample off road parking, the driveway leads to a detached single garage whilst to the rear there is a very reasonable sized low maintenance garden having paved patio area's and artificial lawn all of which enjoys a southerly aspect and is not directly over looked.

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Useful Information About This Property:

- NO ONWARD CHAIN
- DETACHED GARAGE
- SOUTH FACING REAR GARDEN
- COMBI GAS HEATING
- WELL PRESENTED
- DOUBLE GLAZED
- POPUALR LOCATION
- Council Tax Band: D

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