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1 Toll Bar Cottage
Runcorn
WA7 6PE
3 Bed Detached Character
Property

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Offers in the Region
Of £200,000



1 Toll Bar Cottage, Northwich Road, Runcorn, Cheshire, WA7 6PE

CHARACTERFUL DETACHED PROPERTY IN A CONVENIENT AND POPULAR AREA - PARKING TO REAR This spacious THREE bedroom detached cottage stands in a generous corner plot with parking to the rear. The local area is ideal for those with growing families having schooling for all ages close by along with ample amenities. Upon entering the property viewers will find surprisingly spacious accommodation which briefly comprises of an entrance porch, lounge, dining room and kitchen to the ground floor whilst two good sized double bedrooms, a further third bedroom and a family bathroom complete the first floor. Externally, a forecourt style garden fronts the property whilst the good sized rear garden has access through side gates and provides off road parking with a detached garage. Overall a charming property which offers ample scope for buyers to create the perfect home. EPC:E(47)



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 16:57:11 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, double glazed units.

Lounge 11' 11" x 12' 0" (3.63m x 3.65m)

PVC double glazed window to front elevation, single panel radiator, four double power points, fitted wall light.

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Dining Room 12' 3" x 12' 0" (3.73m x 3.65m)

PVC double glazed window to front elevation, single panel radiator, three double power points, built in under stairs storage cupboard.



Kitchen 14' 3" x 8' 8" (4.34m x 2.64m)

Having fitted base and wall units comprising single drainer stainless steel sink, four burner gas hob with filter hood above and electric oven beneath, wall mounted combination gas central heating boiler, three double and two single power points, plumbing and drainage for automatic washing machine, double panel radiator, PVC double glazed window to rear elevation, PVC double glazed window and entrance to side elevation, fitted extractor fan.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation.

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Bedroom One Front 12' 2" x 12' 1" (3.71m x 3.68m)

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, four double power points, built in storage cupboard.

Bedroom Two Front 12' 0" x 11' 11" (3.65m x 3.63m)

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



Bedroom Three Rear 8' 9" x 7' 5" (2.66m x 2.26m)

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

Bathroom

A fully tiled room having a white suite comprising low level WC, pedestal wash hand basin, panel bath with fitted glass shower screen, wall mounted electric shower, single panel radiator, PVC double glazed window to side elevation, fitted extractor fan.



Externally

Property is fronted by a forecourt style garden whilst to the rear double wrought iron gates provide access to off road parking area, there is a detached single garage, paved patio areas and laid lawn.

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Useful Information About This Property:

- DETACHED COTTAGE
- CORNER PLOT WITH PARKING TO REAR
- CLOSE TO CHOOLING
- OFFERS AMPLE SCOPE
- POPULAR AREA
- GARAGE TO REAR
- PVC DOUBLE GLAZING
- COUNCIL TAX BAND:D

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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