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66 Moughland Lane
Higher Runcorn
WA7 4SQ
3 Bed Semi Detached House

Offers in the Region
Of £279,000

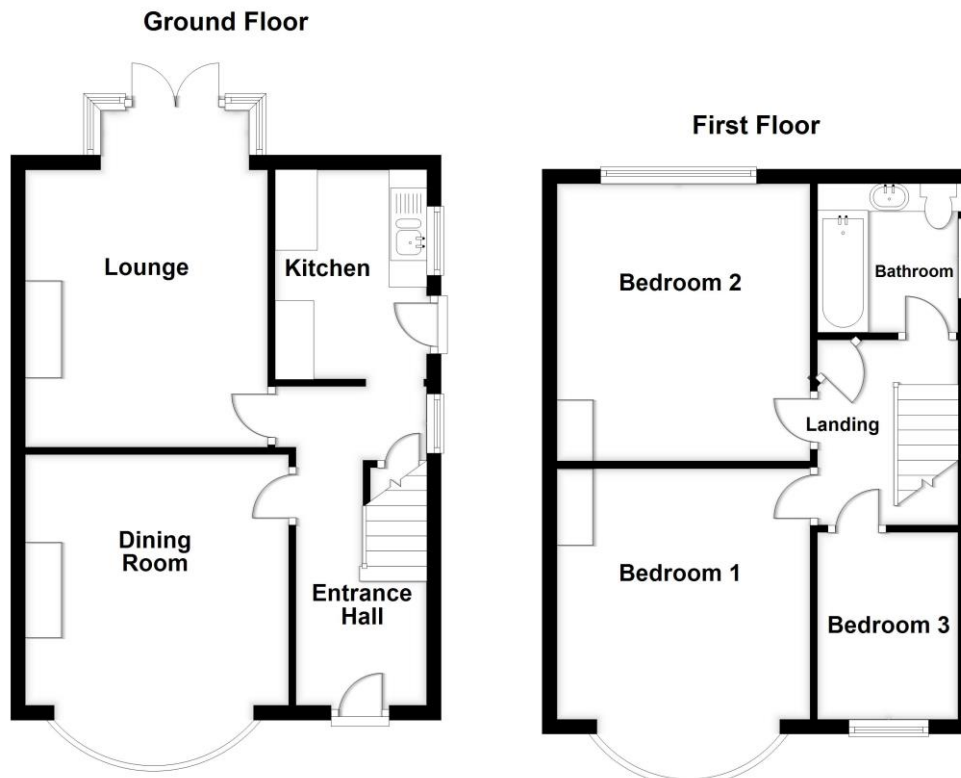
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



66 Moughland Lane, Runcorn, Cheshire, WA7 4SQ

PRESTIGIOUS ADDRESS - SOUTH FACING REAR GARDEN -NO CHAIN DELAY

This mature bay fronted semi detached home has been loved and cherished throughout the duration of its previous ownership. Retaining that traditional feel throughout which gives these attractive properties their charm. Standing in an elevated position along the highly regarded Moughland Lane, having both Runcorn cricket & golf clubs within walking distance along with highly regarded schooling for all ages, Heath Park and Runcorn Hill which offers excellent relaxing walks. Upon entering this traditional family home, viewers will find accommodation which briefly comprises of an entrance hall, lounge, dining room and kitchen to the ground floor. Whilst, the first floor provides two great sized double bedrooms and a further third bedroom along with a family bathroom. Externally, a mature stocked garden fronts the property along with a tarmac driveway which leads to a detached garage to the rear. The mature rear garden makes the most of the south facing aspect and is perfect for those who seek a garden with a sunny aspect. A home which offers ample potential for buyers who seek to live within one of Runcorn's most highly regarded locations for years to come. 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. 30/07/2024 12:49:37 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Composite double glazed front door opens to welcoming hallway, fitted dado rail, double panel radiator, coved ceiling, meters and services cupboard, PVC double glazed window to side elevation, built in under stairs storage cupboard housing wall mounted gas central heating boiler.



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Lounge 14' 7 into bay window" x 11' 5" (4.44m x 3.48m)

Fitted picture rail, double panel radiator, PVC double glazed bay window and French doors to rear elevation, three double power points, inset electric convector fire.



Dining Room 13' 4 into bay window" x 11' 10" (4.06m x 3.60m)

PVC double glazed bay window to front elevation, single panel radiator, fitted picture rail, four bar radiant gas fire on decorative surround, two double power points.

Kitchen 9' 3" x 6' 4" (2.82m x 1.93m)

Having a range of modern fitted base and wall units comprising one and a half bowl stainless steel single drainer sink with high neck mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, tiled floor, three double power points, PVC double glazed window and entrance door to side elevation, under counter lighting.



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First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, original built in linen cupboard housing insulated hot water cylinder, one double power point, access to loft.

Bedroom One Front 13' 4" x 11' 7" (4.06m x 3.53m)

PVC double glazed bay window to front elevation, single panel radiator, coved ceiling, fitted picture rail, three double power points.

Bedroom Two Rear 12' 7" x 11' 5" (3.83m x 3.48m)

PVC double glazed window to rear elevation, single panel radiator, coved ceiling, fitted picture rail, four double power points.



Bedroom Three Front 7' 10" x 6' 5" (2.39m x 1.95m)

PVC double glazed window to front elevation, double panel radiator, one double power point.

Bathroom

An updated fully tiled room having a white suite comprising low level WC, wash hand basin with mixer tap over, panel bath with fitted glass shower screen and mixer shower attachment, built in vanity storage, tiled floor, fitted mini ceiling down lighters, PVC double glazed window to side elevation, chrome effect heated towel rail.



Externally

Property occupies an elevated position along Moughland Lane being fronted by a lawn garden with mature planted borders, a tarmac driveway provides off road parking and leads down the side of the property to a detached garage with metal up and over door, power, light and separate side access, to the rear of the property there is a very pleasant mature garden with laid lawn, mature planted borders, greenhouse and garden pond all of which enjoys a very pleasant southerly aspect.

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Useful Information About This Property:

- NO CHAIN
- HIGHER RUNCORN LOCATION
- SOUTH FACING REAR GARDEN
- CLOSE TO ESTABLISHED SCHOOLING
- MUCH LOVED HOME
- GARAGE TO REAR
- FREEHOLD TENURE
- COUNCIL TAX BAND: C

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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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