

bp5446



85 Kilncroft

Brookvale

Runcorn

WA7 6BH

3 Bedroom Terraced House

Independent Family Owned Estate Agents

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£150,000

Viewing Advised



85 Kilncroft, Brookvale, Runcorn, Cheshire, WA7 6BH

MODERN SPACIOUS FAMILY HOME - CUL DE SAC POSITION - SOLAR PANELS - ELECTRIC CAR CHARGING This deceptively spacious home is brought to the market in a well presented condition and has a modern feel throughout. Providing accommodation which is perfectly suited to family ownership having three excellent sized bedrooms. Occupying a cul de sac position on the perimeter of this conveniently placed estate which is well served by local amenities and schooling. The accommodation provided consists of an entrance hallway with WC/Shower Room, great sized kitchen diner and a lounge to the ground floor whilst three excellent size bedrooms and a family bathroom complete the first floor. Externally, a full paved garden fronts the property and has a 7KW EV Charger. Whilst, to the rear, a mature planted garden enjoys a private aspect not being directly overlooked. A property which offers superb value and is sure to impress. 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. 17/05/2024 15:49:04 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

Composite front door opens to entrance vestibule, tiled floor, meters and services cupboard.

Entrance Hallway

Door opens to hallway, tiled floor, double panel radiator, built in storage cupboard, one single power point, fitted mini ceiling down lighters.

Ground Floor Shower Room

Having low level WC, wash hand basin with mixer tap over, corner shower enclosure with mixer shower attachment, fitted mini ceiling down lighters, fitted extractor fan.

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Lounge 18' 4" x 10' 10" (5.58m x 3.30m)

Tiled floor, PVC double glazed and French doors to rear elevation with fitted plantation style shutters, double panel radiator, built in storage cupboard, coved ceiling, three double power points.



Kitchen/Dining Room 15' 5" x 11' 5" (4.70m x 3.48m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, space for gas range cooker, attractive splash back tiling, coved ceiling, PVC double glazed window to front elevation with plantation style shutters, tiled floor, three double and one single power points.



First Floor Landing

Stairs from hall to first floor landing.

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Bedroom One Front 9' 10" to built in wardrobes" x 9' 4" (2.99m x 2.84m)

PVC double glazed window to front elevation with plantation style shutters, wood effect laminate flooring, coved ceiling, double panel radiator, extensive built in wardrobes with sliding fronts, two single power points.

Bedroom Two Rear 12' 11" x 9' 2" (3.93m x 2.79m)

PVC double glazed window to rear elevation with plantation style shutters, double panel radiator, three double power points.



Bedroom Three Rear 12' 0" x 9' 10" (3.65m x 2.99m)

PVC double glazed window to rear elevation with plantation style shutters, double panel radiator, one double power point, wood effect laminate flooring, coved ceiling.

Bathroom

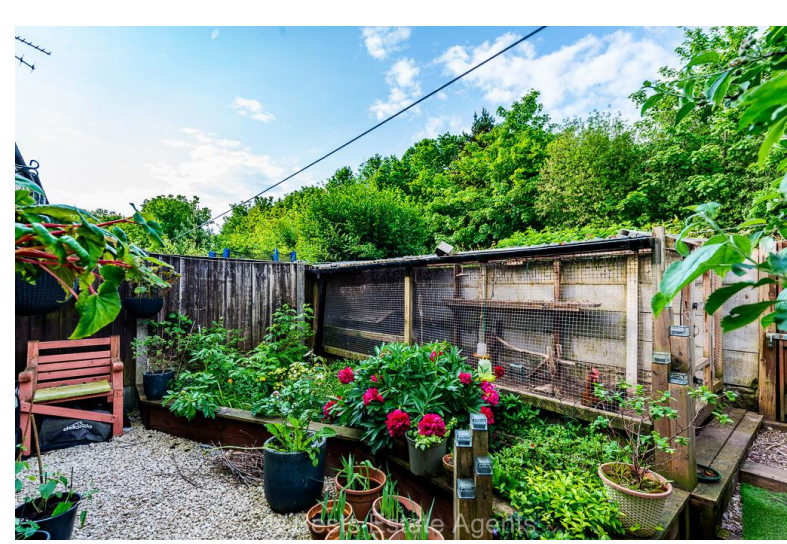
Having a white suite comprising of low level WC, pedestal wash hand basin with mixer tap over, corner bath, tiled floor, PVC double glazed window to front elevation, fitted extractor fan, coved ceiling.

Externally

Property forms part of a pleasant Cul de sac being fronted by a fully paved garden themed for ease of maintenance whilst to the rear there is an enclosed mature garden with separate rear access all of which is not directly overlooked.



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Useful Information About This Property:

- EXCELLENT SIZE
- THREE DOUBLE BEDROOMS
- MODERN THROUGHOUT
- SOLAR PANELS
- EV CHARGING
- CUL DE SAC
- NOT OVERLOOKED TO REAR
- COUNCIL TAX BAND: A

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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