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21 Norman Road
Runcorn
WA7 5PQ
5 Bed Terraced House

Offers in the Region Of
£220,000

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21 Norman Road, Runcorn, WA7 5PQ

PERIOD STYLE THREE STOREY FIVE BEDROOM TERRACE HOME WITHIN OLD RUNCORN - MASSIVE POTENTIAL This FIVE bedroom mid terrace home offers huge potential to create a period style home which would be the perfect fit for those with larger families. Arranged over three levels with ample living accommodation including an entrance hall, three reception rooms and a kitchen to the ground floor. The first floor has three bedrooms and a family bathroom with separate WC whilst a further two bedrooms can be found at first floor level. Standing in an established and sought after location within Runcorn which is perfectly placed for amenities including Runcorn Railway Station, Runcorn Hill/Heath Park and also having well regarded schooling just a short distance away. 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. 05/06/2024 14:04:19 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, tiled floor, meters and services.

Entrance Hall

Fitted dado rail, original coved ceiling, double panel radiator, one double power point, fitted picture rail.

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Lounge 13' 11" x 15' 3into bay window" (4.24m x 4.64m)

PVC double glazed bay window to front elevation, original coved ceiling, fitted picture rail, electric convector fire standing on decorative hearth and back, three double power points, single panel radiator.

Dining Room 16' 7 maximum" x 10' 6" (5.05m x 3.20m)

PVC double glazed window to rear elevation, original coved ceiling, fitted picture rail, living flame coal effect gas fire standing on decorative hearth and back, fitted wall lights, two double power points, double panel radiator.



Morning Room 11' 1" x 9' 4" (3.38m x 2.84m)

Window to rear elevation, living flame coal effect gas fire, one double power point.

Kitchen 8' 11" x 8' 1" (2.72m x 2.46m)

Having fitted base and wall units with single drainer stainless steel sink, gas cooker point, splash back tiling, combination gas central heating boiler, PVC double glazed window to rear elevation, four double power points, entrance door to side elevation, plumbing and drainage for automatic washing machine.



First Floor Landing

Stairs from entrance hall to first floor landing, one single power point.

Bedroom One Front 15' 3 into bay window" x 12' 5 maximum" (4.64m x 3.78m)

PVC double glazed bay window to front elevation, original fireplace, original covered ceiling, fitted picture rail, double panel radiator, one double power point.

Bedroom Two Rear 14' 7" x 10' 7" (4.44m x 3.22m)

Window to rear elevation, original covered ceiling, original period style fireplace, one double power point.



Bedroom Three Front 8' 2" x 7' 7" (2.49m x 2.31m)

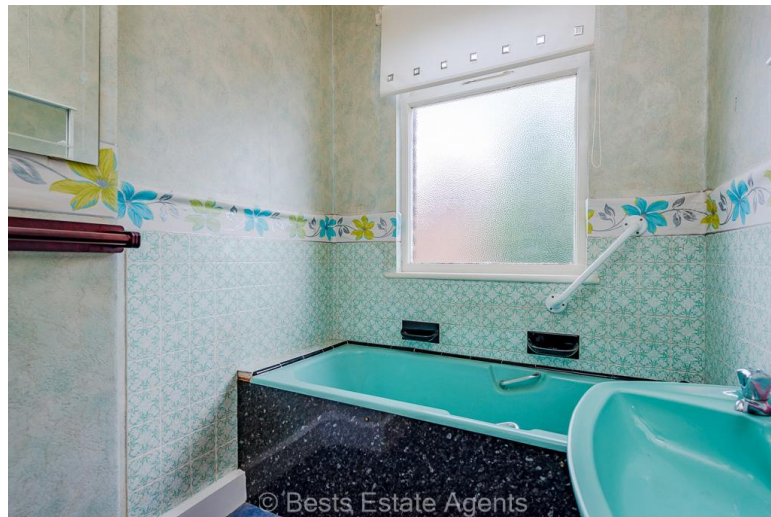
Window to front elevation, single panel radiator, one double power point.

Bathroom

Pedestal wash hand basin and panel bath, splash back tiling, window to rear elevation, built in storage cupboard, chrome effect heated towel rail.

Separate WC

Low level WC, splash back tiling, window to rear elevation.



Second Floor Landing

Stairs from first floor landing to second floor landing.

Bedroom Four Front 14' 10" x 9' 11" (4.52m x 3.02m)

Window to front elevation, original fire place, one double power point.

Bedroom Five Front 10' 1" x 9' 11" (3.07m x 3.02m)

Window to front elevation, one double power point.

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Externally

The property is fronted by a lawn garden and offers potential for possible off road parking subject to local authority permissions. To the rear there is an enclosed yard.



Useful Information About This Property:

- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- CLOSE TO SCHOOLING
- ARRANGED OVER THREE LEVELS
- OFFERS MASSIVE POTENTIAL
- CLOSE TO STATION
- NO CHAIN
- COUNCIL TAX BAND: C

MONEY LAUNDERING REGULATIONS

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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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