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4 Bray Close  
Clifton Park  
Runcorn  
WA7 2YB  
2 Bed Semi Detached House

Independent Family Owned Estate Agents  
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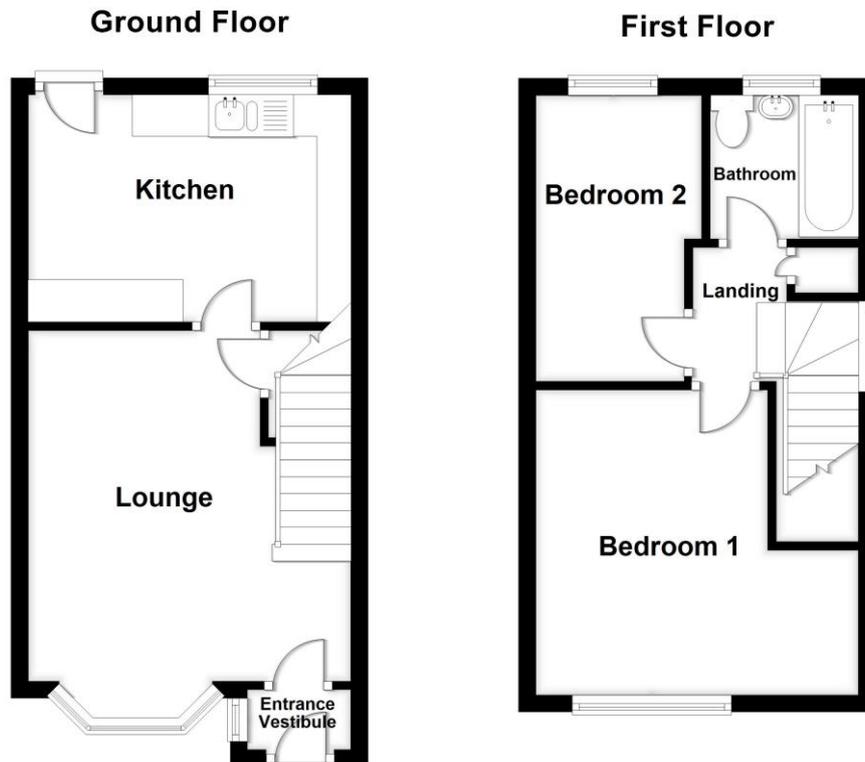
£160,000

Viewing Advised



## 4 Bray Close, Beechwood, Runcorn, Cheshire, WA7 2YB

\*GREAT FIRST HOME IN POPULAR BEECHWOOD AREA - NO CHAIN DELAY - FREEHOLD\* This two bedroom semi detached property is a perfect choice for first time buyer's and down sizers alike. Standing within a small cul de sac on the popular Clifton Park Estate which is located off Beechwood Avenue, having schooling for all ages just a short walk away. In recent months the current owner has completely redecorated the property and installed an updated white bathroom suite. The accommodation briefly Consists of entrance vestibule, lounge and kitchen to the ground floor whilst two bedrooms and a bathroom with updated suite can be found at first floor level. The property is fronted by a block paved driveway which provides off road parking whilst the good sized rear garden has a paved patio and offers ample potential to create a brilliant entertaining space. 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](http://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. 10/06/2024 14:25:16 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, PVC double glazed window to side elevation.

### **Lounge 13' 7" x 12' 6 maximum" (4.14m x 3.81m)**

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

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**Kitchen/Dining Room 12' 6" x 8' 10" (3.81m x 2.69m)**

Having fitted base and wall units with one and a half bowl stainless steel single drainer sink, splash back tiling, wall mounted gas central heating boiler, PVC double glazed window and entrance door to rear elevation, three double and one single power points, single panel radiator.



**First Floor Landing**

Stairs from lounge to first floor landing, PVC double glazed window to side elevation, single power point, built in storage cupboard housing hot water cylinder.

**Bedroom One Front 11' 7" x 12' 6 maximum" (3.53m x 3.81m)**

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



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### **Bedroom Two Rear 11' 1" x 6' 5 maximum" (3.38m x 1.95m)**

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

### **Bathroom**

Having an updated white suite comprising low level WC, pedestal wash hand basin, panel bath with electric shower over, fully tiled walls, single panel radiator, fitted extractor fan, PVC double glazed window to rear elevation.



### **Externally**

Property forms part of a small Cul de sac being fronted by a laid lawn garden and block paved driveway providing off road parking whilst to the rear there is a fully enclosed garden with laid lawn and paved patio.



### **Useful Information about this property:**

- NO CHAIN DELAY
- EXCELLENT FIRST HOME
- POPULAR BEECHWOOD LOCATION
- OFF ROAD PARKING
- CLOSE TO SCHOOLING
- CUL DE SAC POSITION
- RECENTLY REDECORATED
- COUNCIL TAX BAND: B

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## **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.