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21 Shepherds Row
Runcorn
WA7 2LG
4 Bed Terraced House

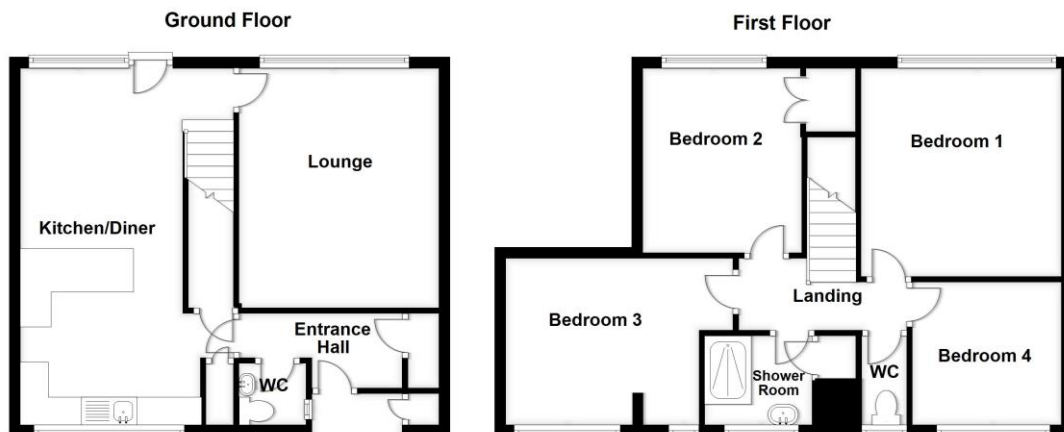
Offers in the Region Of
£90,000

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
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21 Shepherds Row, Castlefields, Runcorn, Cheshire, WA7 2LG

SPACIOUS FOUR BEDROOM HOME -EXCELLENT VALUE - POPULAR AREA* this FOUR bedroom mid terrace home offers huge potential for buyers to apply their own stamp to create their perfect home. This well proportioned designed benefits from having a ground floor WC and four brilliant size bedrooms. Castlefields is a conveniently placed development which has everyday amenities including primary schooling close by along with easy access to the Mersey Gateway. This ideal family home consists of an entrance hallway with storage and WC, open plan lounge dining room with dual aspect and a lounge to the ground floor whilst four bedrooms and a family bathroom complete the first floor. Communal parking is located to the front of the property whilst the fully paved rear garden enjoys a southerly aspect. 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. 28/06/2024 16:05:59 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Recessed Entrance

Recessed entrance with meter cupboard and bin store.

Entrance Hallway

Front door opens to hallway, fitted dado rail, single panel radiator, built in storage cupboard.

Ground Floor Cloaks

Low level WC, pedestal wash hand basin, half tiling to walls, window to front elevation.



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Lounge 14' 3" x 11' 5" (4.34m x 3.48m)

Wood effect laminate flooring, PVC double glazed window to rear elevation, electric convector fire standing on decorative hearth and back, single panel radiator, one single and one double power points.

Kitchen/Dining Room 21' 1" x 12' 5 maximum" (6.42m x 3.78m)

Kitchen area has fitted base units with single drainer stainless steel sink, electric cooker point, plumbing and drainage for automatic washing machine, splash back tiling, three double and one single power points, two built in storage cupboards, wood effect laminate flooring, PVC double glazed window to front elevation. Dining area has wood effect laminate flooring, PVC double glazed window and entrance door to rear elevation.



First Floor Landing

Stairs to first floor landing.

Bedroom One Rear 12' 2" x 11' 5" (3.71m x 3.48m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, one double power point.

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Bedroom Two Front 11' 4" x 10' 3" (3.45m x 3.12m)

Two PVC double glazed windows to front elevation, single panel radiator, one double power point.



Bedroom Three Rear 10' 11" x 9' 3" (3.32m x 2.82m)

PVC double glazed window to rear elevation, single panel radiator, built in wardrobe, one double power point.

Bedroom Four Front 8' 7" x 8' 9" (2.61m x 2.66m)

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, one double power point, wall mounted gas central heating boiler.



Shower Room

Pedestal wash hand basin, walk in shower with splash back tiling and wall mounted electric shower, PVC double glazed window to front elevation, built in airing cupboard.

Separate WC

Low level WC, single panel radiator, PVC double glazed window to front elevation.

Externally

Property is fronted by a forecourt style garden whilst to the rear there is a reasonable sized fully enclosed garden which is fully paved and enjoys a southerly aspect.



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Useful Information About This Property:

- SPACIOUS FOUR BEDROOM
- AMPLE SCOPE
- FREEHOLD TENURE
- POPULAR AREA
- NO CHAIN DELAY
- IDEAL FIRST HOME OR INVESTMENT PROPERTY
- COMMUNAL PARKING 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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