

bp5472



9 York Street
Runcorn
WA7 5AZ
2 Bedroom End Terraced House
With Garage/Workshop

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£130,000

Viewing Advised



9 York Street, Runcorn, Cheshire, WA7 5AZ

* END TERRACE WITH GARAGE/WORKSHOP TO REAR - WELL PRESENTED MODERN INTERIORS - ENTRANCE HALLWAY AND FIRST FLOOR BATHROOM *
This TWO bedroom end terrace home stands along York St, a popular location with schooling, Runcorn Old Two and Railway Station just a short distance away. Having been updated and improved over the years this mature home now offers deceptively spacious living with a pleasing modern finish throughout. Viewers will be greeted by a welcoming hallway, lounge and great sized dining room which has a modern kitchen off. The first floor landing give access to the two generously sized bedrooms and a modern bathroom with bath and separate shower. Externally, an enclosed yard is found to the rear of the property along with a useful detached garage/workshop which is accessed via Albany Terrace at the side of the property. An unusual and convenient addition which is rarely found in properties of this type. EPC:D(64)



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 10:05:54 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

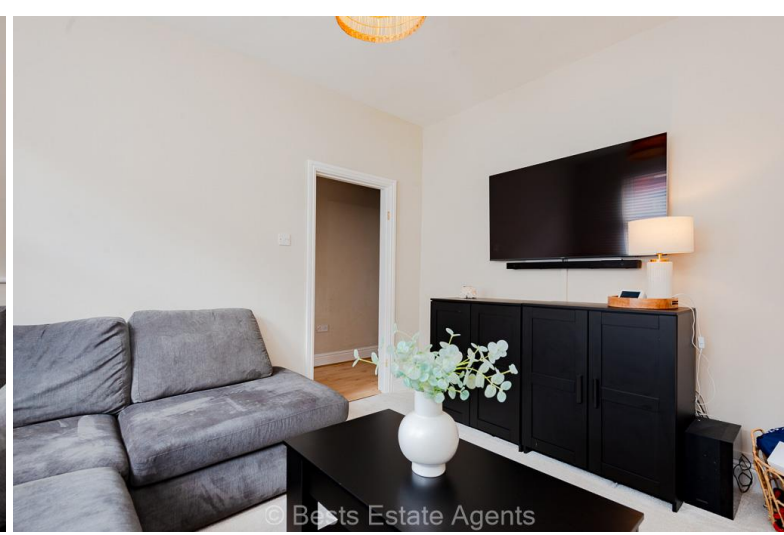
Entrance Hall

Composite double glazed front door opens to entrance hall, wood effect laminate flooring, wall mounted radiator, two double power points.

Lounge 11' 9" x 10' 3" (3.58m x 3.12m)

Two PVC double glazed windows to front elevation, three double power points, double panel radiator.

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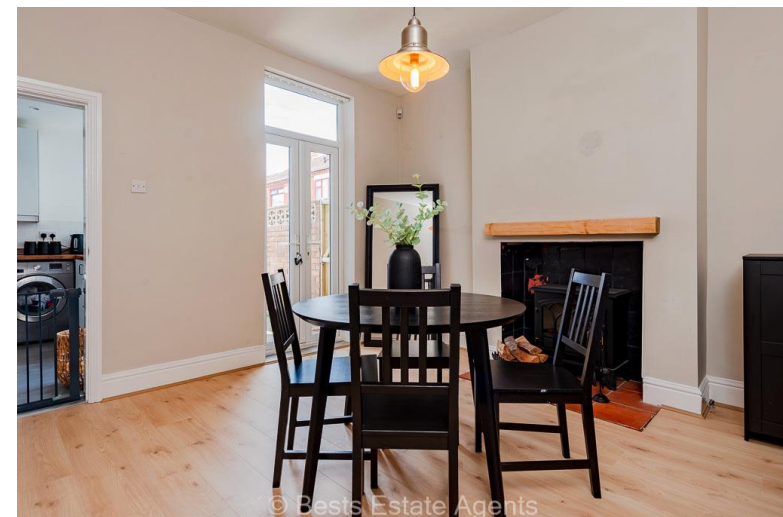


Dining Room 13' 0" x 11' 7" (3.96m x 3.53m)

Double panel radiator, wood effect laminate flooring, PVC double glazed French doors to rear elevation, stove style electric convector fire standing on decorative tiled hearth and back with wooden mantel, three double power points.

Kitchen 9' 1" x 8' 2" (2.77m x 2.49m)

Having fitted base and wall units with single drainer stainless steel sink with high neck mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, splash back tiling, Butchers block style working surfaces, three double power points, tiled floor, PVC double glazed window and entrance door to side elevation, double panel radiator, fitted mini ceiling down lighters, access to useful cellar.



First Floor Landing

Stairs from hall to first floor landing, one double power point, single panel radiator, access to loft.

Bedroom One Front 14' 10" x 11' 8" (4.52m x 3.55m)

PVC double glazed window to front elevation, four double power points, double panel radiator.

Bedroom Two Rear 13' 2" x 9' 6" (4.01m x 2.89m)

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

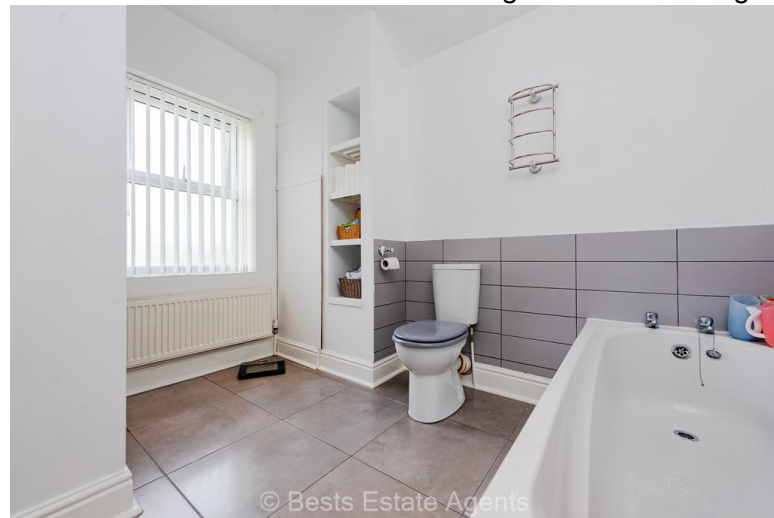


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Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin and panel bath, separate walk in fully tiled shower enclosure with electric wall mounted shower, tiled floor, single panel radiator, PVC double glazed window to rear elevation, concealed wall mounted combination gas central heating boiler, fitted mini ceiling down lighters.



Externally

Property occupies a corner position having an enclosed yard with wood decked patio area to the rear along with a useful detached single garage with side access, metal up and over door which is accessed from Albany Terrace to the side.



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Useful Information About This Property:

- WELL PRESENTED
- END OF TERRACE
- MODERN FINISH
- HALLWAY AND FIRST FLOOR BATHROOM
- GARAGE/WORKSHOP TO REAR
- CLOSE TO RUNCORN RAILWAY STATION
- FREEHOLD TENURE
- COUNCIL TAX BAND: A

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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.