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41 Bamford Close
Runcorn
WA7 5NT
1 Bed Semi Detached House

£90,000

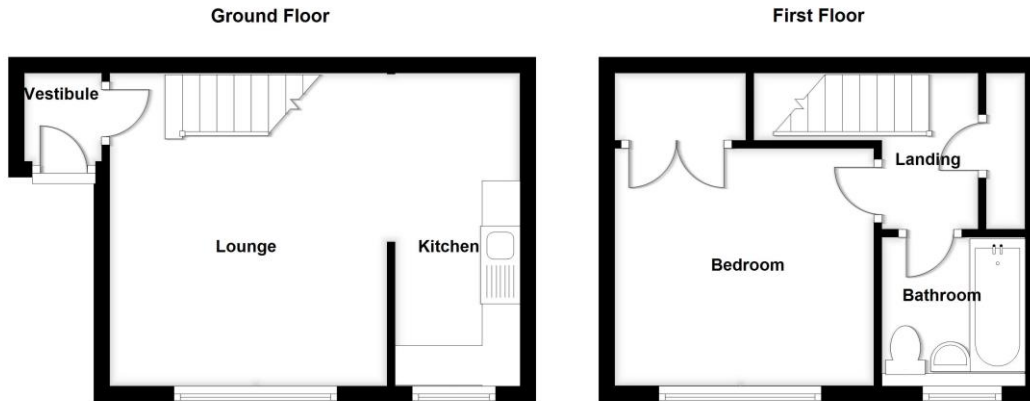
Viewing Advised

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41 Bamford Close, Runcorn, Cheshire, WA7 5NT

ONE BEDROOM QUASI SEMI DETACHED HOME - CUL DE SAC POSITION - NO CHAIN Standing within a cul de sac position which is centrally located within town having amenities close by is this one bedroom quasi semi detached home which is perfect for those who are looking for manageable size accommodation located within a popular area. Consisting of a entrance vestibule and lounge with kitchen off to the ground floor whilst a double bedroom and bathroom complete the first floor. Externally viewers will find a lawn garden fronting the property whilst a paved drive is located to the side providing off road parking. EPC: C(71)



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. 01/07/2024 13:39:09 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC door to vestibule, ceramic tiled floor, glazed panel door to lounge.

Lounge **13' 2" x 11' 6" (4.01m x 3.50m)**

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator, three single one double power points.



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Kitchen 13' 2" x 5' 3" (4.01m x 1.60m)

Having a number of base and wall units, single drainer stainless steel sink, plumbing and drainage for automatic washing machine, wood effect laminate flooring, splash back tiling, PVC double glazed window to front elevation, wall mounted combi boiler, one double one single power point.



Landing

Stairs from lounge to first floor landing, one single power point, wood effect laminate flooring, access to loft, storage cupboard.

Bedroom 10' 6" x 10' 0" (3.20m x 3.05m)

PVC double glazed window to front elevation, single panel radiator, two single one double power points, wood effect laminate flooring, built-in cupboard.

Bathroom

Having a white suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, PVC double glazed window to front elevation, extractor fan, single panel radiator.



Externally

Open plan front garden and designated parking.

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Useful Information About This Property:

- QUASI SEMI DETACHED HOME
- OFF ROAD PARKING
- NO CHAIN DELAY
- IDEAL FIRST BUY/INVESTMENT PROPERTY
- CUL DE SAC POSITION
- FREEHOLD TENURE
- UPDATED GAS CENTRAL HEATING BOILER
- 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.