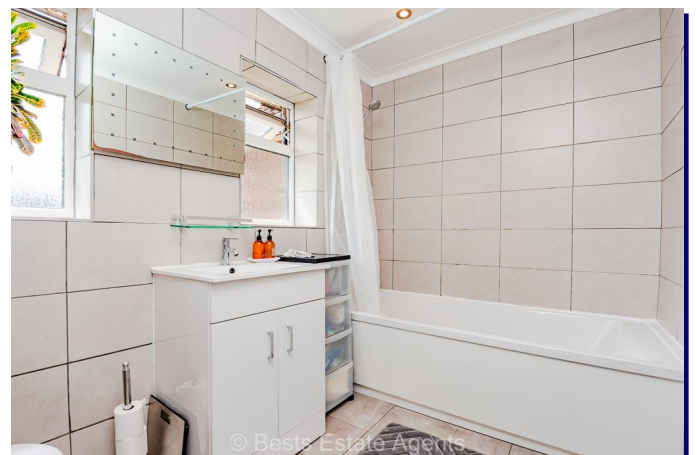


bp5467



33 Clayton Crescent
Runcorn
WA7 4TR
3 Bed Semi Detached House

£180,000

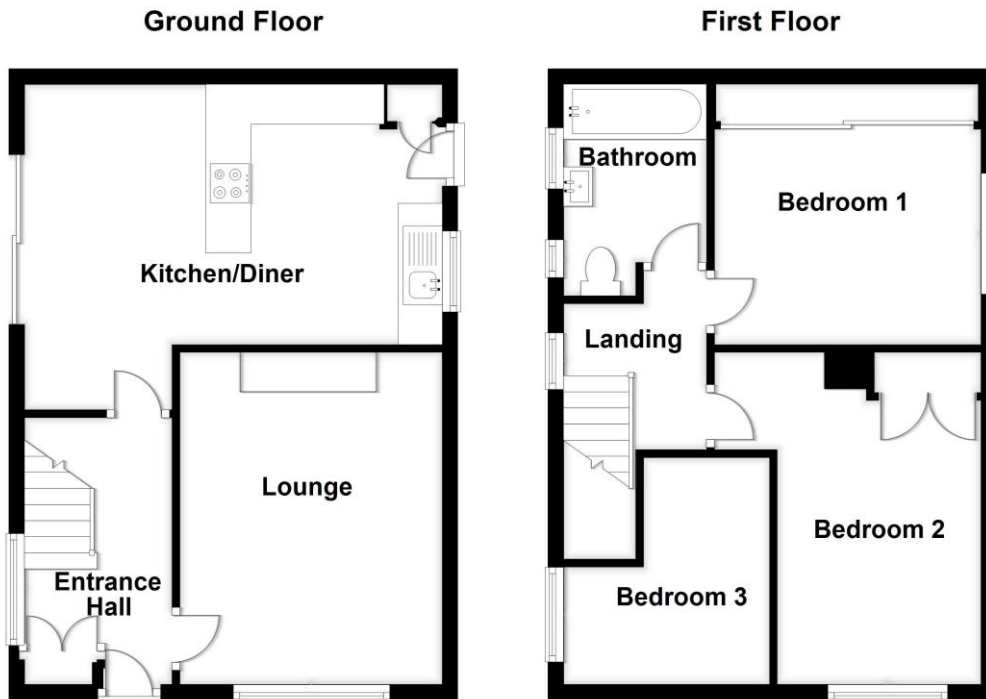
Viewing Advised

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



33 Clayton Crescent, Runcorn, Cheshire, WA7 4TR

UPDATED AND IMPROVED THREE BEDROOM SEMI DETACHED - CORNER POSITION - MODERN KITCHEN AND BATHROOM This three bedroom semi detached home boasts a spacious design and has been updated and improved in recent years. Standing in a prominent corner position with gardens to three sides this light and airy home would make a perfect first or second time purchase. Located off Penn Lane, Clayton Crescent is a conveniently place location having schooling, Runcorn Railway Station and Runcorn Old Town just minutes away. Consisting of entrance hall, lounge and modern open plan kitchen dining room with dual aspect to the ground floor whilst three bedrooms and a good sized bathroom complete the first floor. Externally, the property has a paved driveway providing off road parking whilst having wrap around lawn gardens located to three sides. A property which offers an modern spacious layout and is certainly worthy of closer inspection. EPC:C(69)



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. 26/06/2024 10:13:40 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC front door opens to entrance hall, single panel radiator, fitted dado rail, PVC double glazed window to side elevation, built in meters and services cupboard, one double power point, wood effect laminate flooring.

Lounge 13' 11" x 11' 0" (4.24m x 3.35m)

PVC double glazed window to front elevation, double panel radiator, fitted wall lights, wood effect laminate flooring, three double power points.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Kitchen/Dining Room 17' 3" x 13' 7 maximum" (5.25m x 4.14m)

Kitchen area has recently installed high gloss modern fitted base and wall units comprising single drainer sink with high neck mixer tap over, highline electric double oven, induction four ring hob, integrated fridge, plumbing and drainage for automatic washing machine, built in storage cupboard housing wall mounted combination gas central heating boiler, wood effect laminate flooring, mini fitted ceiling down lighters, PVC double glazed window and entrance door to side elevation, one double power point. Dining area has wood effect laminate flooring, mini fitted ceiling down lighters, tall contemporary style single panel radiator, one double power point, double glazed sliding patio doors to side elevation.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, access to loft, fitted dado rail.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Bedroom One 11' 4" x 10' 10" (3.45m x 3.30m)

PVC double glazed window to side elevation, single panel radiator, fitted dado rail, three double power points, extensive built in wardrobes with sliding fronts with hanging rails and shelves.

Bedroom Two 13' 11 maximum" x 11' 0 maximum" (4.24m x 3.35m)

Wood effect laminate flooring, fitted dado rail, single panel radiator, PVC double glazed window to front elevation, built in storage cupboard, two double power points.



Bedroom Three 9' 5 maximum" x 8' 7 maximum" (2.87m x 2.61m)

PVC double glazed window to side elevation, single panel radiator, two double power points, wood effect laminate flooring, fitted dado rail.

Bathroom

A recently updated room having a white three piece suite comprising low level WC, wash hand basin with vanity storage beneath, panel bath with mixer shower attachment, coved ceiling, fitted mini ceiling down lighters, two PVC double glazed windows to side elevation, tiled floor, chrome effect heated towel rail.



Externally

Property stands in a prominent corner position having gardens to three sides with a paved driveway providing off road parking

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Useful Information About This Property:

- CORNER POSITION
- OFF ROAD PARKING
- GARDENS TO THREE SIDES
- MODERN KITCHEN AND BATHROOM
- POPULAR LOCATION
- IDEAL FIRST/SECOND TIME BUY
- CLOSE TO RUNCORN RAILWAY STATION
- COUNCIL TAX BAND: B

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.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.