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19 Sedbergh Grove
Beechwood, Runcorn
WA7 2RH
3 Bed Terraced House with
Garage

£170,000

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

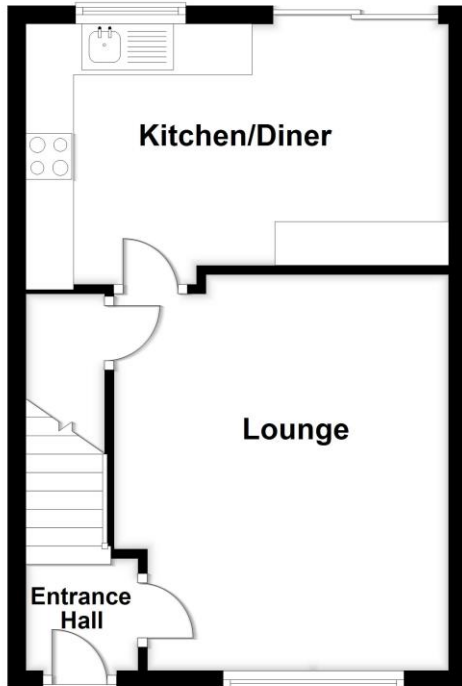
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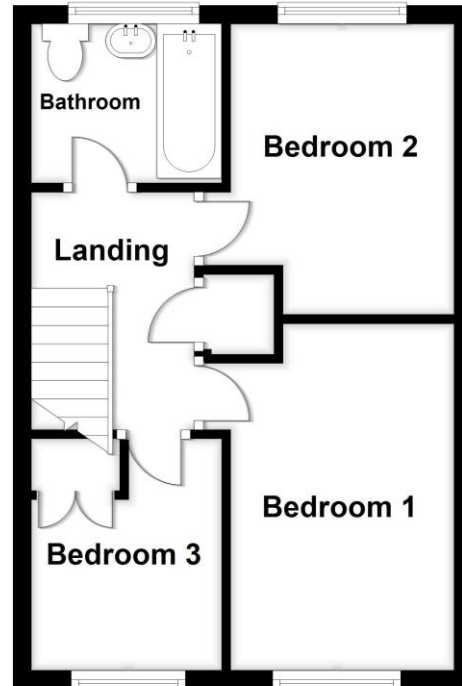
19 Sedbergh Grove, Beechwood, Runcorn, Cheshire, WA7 2RH

BEECHWOOD LOCATION - GARAGE TO SIDE - EXCELLENT FIRST TIME BUY This THREE bedroom mid terrace home is located on the popular and established Beechwood West Estate, a perfect location for those with young families having a well regarded primary school along with amenities just minutes away. This particular mid terrace home offers ample potential for buyers and briefly consists of an entrance hall, lounge and kitchen dining room to the ground floor whilst three bedrooms and a family bathroom complete the first floor. Externally the property is fronted by a lawn garden whilst to the rear there is a manageable sized, enclosed garden with laid lawn and paved patio which enjoys a pleasant west facing aspect having the benefit of not being overlooked from behind. The property also benefits from having a detached garage located to the side of the property. EPC:TBC

Ground Floor



First Floor



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. 09/10/2024 11:54:36 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, double panel radiator, single power point, tiled floor.

Lounge 14' 2" x 11' 9" (4.31m x 3.58m)

PVC double glazed window to front elevation, double panel radiator, built in under stairs storage cupboard, coved ceiling, wood effect laminate flooring, fitted wall lights, one single and one double power points.

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Kitchen/Dining Room 15' 1" x 9' 4 maximum" (4.59m x 2.84m)

Having a range of fitted base and wall units with single drainer stainless steel sink with high neck mixer tap over, in set four burner gas hob with filter hood above and electric oven beneath, plumbing and drainage for automatic washing machine, PVC double glazed sliding patio doors and window to rear elevation, four double power points, fitted extractor fan, coved ceiling, recently installed concealed wall mounted combination gas central heating boiler, tiled floor.



First Floor Landing

Stairs from entrance hall to first floor landing, access to loft, built in storage cupboard, one single power point.

Bedroom One Front 12' 8" x 8' 2" (3.86m x 2.49m)

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

Bedroom Two Rear 10' 6" x 8' 1" (3.20m x 2.46m)

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



Bedroom Three Front 8' 8" x 6' 10" (2.64m x 2.08m)

Wood effect laminate flooring, PVC double glazed window to front elevation, single panel radiator, one double power point, built in storage cupboard.

Bathroom

Having a white suite comprising of low level WC, pedestal wash hand basin, panel bath with electric shower over, fully tiled walls, single panel radiator, wood effect flooring, fitted mini ceiling down lighters, extractor fan.



Externally

Property occupies a tucked away position on Sedbergh Grove being fronted by a laid lawn garden whilst to the rear there is paved patio, laid lawn and separate rear access all of which is not directly overlooked and enjoys a west facing aspect. Included in the sale is a single garage located to the side of the property which has parking for one car in front.



Please Note

Although this property is currently leasehold (Term: 99 years from 1 August 1974 Rent: £15). The seller has arranged for the freehold to be purchased simultaneously upon completion of the sale. This will mean any purchaser will be proceeding to purchase the freehold interest in this property.

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Useful Information About This Property:

- POPULAR BEECHWOOD LOCATION
- RECENTLY UPDATED COMBINATION GAS CENTRAL HEATING BOILER
- DETACHED GARAGE
- FREEHOLD UPON COMPLETION
- PERFECT FIRST HOME
- CLOSE TO SCHOOLING
- WEST FACING REAR GARDEN
- COUNCIL TAX BAND: B

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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.