

bp5494



209 The Glen
Palacefields Runcorn
WA7 2TE
3 Bed End Terraced House

£115,000

Viewing Advised

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209 The Glen, Palacefields, Runcorn, Cheshire, WA7 2TE

ATTENTION INVESTORS - SITTING TENANT This THREE bedroom end terrace home presents an excellent opportunity for investors who wish to purchase their next buy to let property with ease. Offered for sale with sitting tenant this well proportioned end terrace home is a popular purchase due to having generous proportions throughout and benefiting from having a ground floor WC. Located within the popular Palacefields area of Runcorn, perfectly placed to take advantage of schooling and amenities along with having Halton Hospital within walking distance. The accommodation consists of a entrance porch with useful storage, entrance hallway with WC whilst a good sized kitchen dining room and lounge completes the ground floor. At first floor level three bedrooms and a family bathroom can be found. Externally a forecourt style garden fronts the property whilst to the rear there is a reasonable sized garden, communal parking is also located to the side of the property. A yield generating asset from day one of purchase which really should be considered. EPC: D(63)



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. 20/08/2024 13:47:59 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC front door opens to entrance porch, one double power point, PVC double glazed window to side elevation, useful built in storage area.

Entrance Hall

Glazed panel door opens to entrance hall, tiled floor, single power point, double panel radiator, built in storage cupboard with meters and services.

Ground Floor Cloaks

Low level WC, window to front elevation.

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Lounge 12' 6" x 12' 4" (3.81m x 3.76m)

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



Dining Room 10' 7" x 8' 9" (3.22m x 2.66m)

Tiled floor, double panel radiator, PVC double glazed French doors to rear elevation, one single power point.

Kitchen 10' 6" x 8' 10" (3.20m x 2.69m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four burner gas hob, highline electric oven, splash back tiling, PVC double glazed window to front elevation, tiled floor, three double power points, plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler.



First Floor Landing

Stairs from hall to first floor landing, one single panel radiator, two built in storage cupboards.

Bedroom One Rear 12' 1 maximum" x 12' 6" (3.68m x 3.81m)

PVC double glazed window to rear elevation, single panel radiator, built in storage cupboard, two single power points.

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Bedroom Two Rear 11' 6" x 9' 10" (3.50m x 2.99m)

Single panel radiator, two single power points, PVC double glazed window to rear elevation.

Bedroom Three Front 11' 5" x 6' 2" (3.48m x 1.88m)

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

Bathroom

Having a white suite comprising of low level WC, pedestal wash hand basin and panel bath with fitted glass shower screen and wall mounted electric shower, splash back tiling, PVC double glazed window to front elevation, single panel radiator.

Externally

Property is fronted by a forecourt style low maintenance garden whilst to the rear there is an enclosed reasonable sized garden with paved patio and laid lawn.



Useful Information About This Property:

- SITTING TENANT
- END TERRACE
- GROUND FLOOR WC
- CONVENIENT AREA
- COMMUNAL PARKING CLOSE BY
- YIELD GENERATING FROM DAY ONE
- NO CHAIN
- 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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