

bp5046



46 Leaside  
Halton Brook Runcorn  
WA7 2NH  
3 Bed Terraced House

**£125,000**

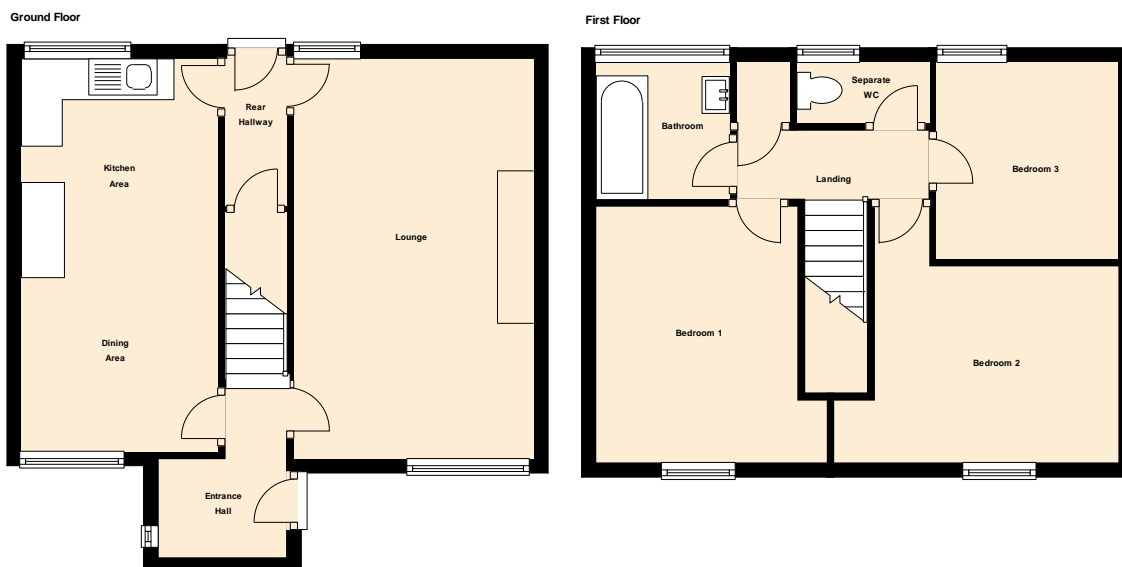
**Viewing Advised**

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## 46 Leaside, Halton Brook, Runcorn, Cheshire, WA7 2NH

**\*WELL PRESENTED FAMILY HOME IN POPULAR LOCATION\*** This three bedroom mid terrace property has been well maintained and would make the ideal first home or investment purchase. Located in a popular and central location with amenities and schooling close by. This homely property benefits from having recent PVC double glazing and is warmed by combination gas central heating. Briefly consisting as follows: Entrance hall, good size lounge which has the benefit of dual aspects, large kitchen diner, whilst at first floor level three good size bedrooms and a modern fully tiled bathroom can be found. Communal parking is located to both the front and rear of this popular design of property which has to be viewed to be fully appreciated. EPC:C(74)



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](http://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. 23/08/2024 16:44:54 The content of these sales details are the copyright of Bests Estate Agents.

### The property comprises in more detail as follows;

#### Entrance

Composite front door opens to a welcoming hallway with tiled flooring, PVC double glazed window to side elevation, double panel radiator, single power point.

#### Lounge 17' 11" x 10' 10" (5.46m x 3.30m)

PVC double glazed windows to front and rear elevations, wood effect laminate flooring, double panel radiator, two double, one single power points.

#### Kitchen/Diner 17' 11" x 8' 10" (5.46m x 2.69m)

Kitchen area has a range of base and wall units comprising: Single drainer stainless steel sink, plumbing and drainage for automatic washing machine, gas cooker point, fitted filter hood, tile effect laminate flooring. PVC



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double glazed windows to front and rear elevations, double panel radiator, four double, two single power points.



#### **Rear Entrance Hall**

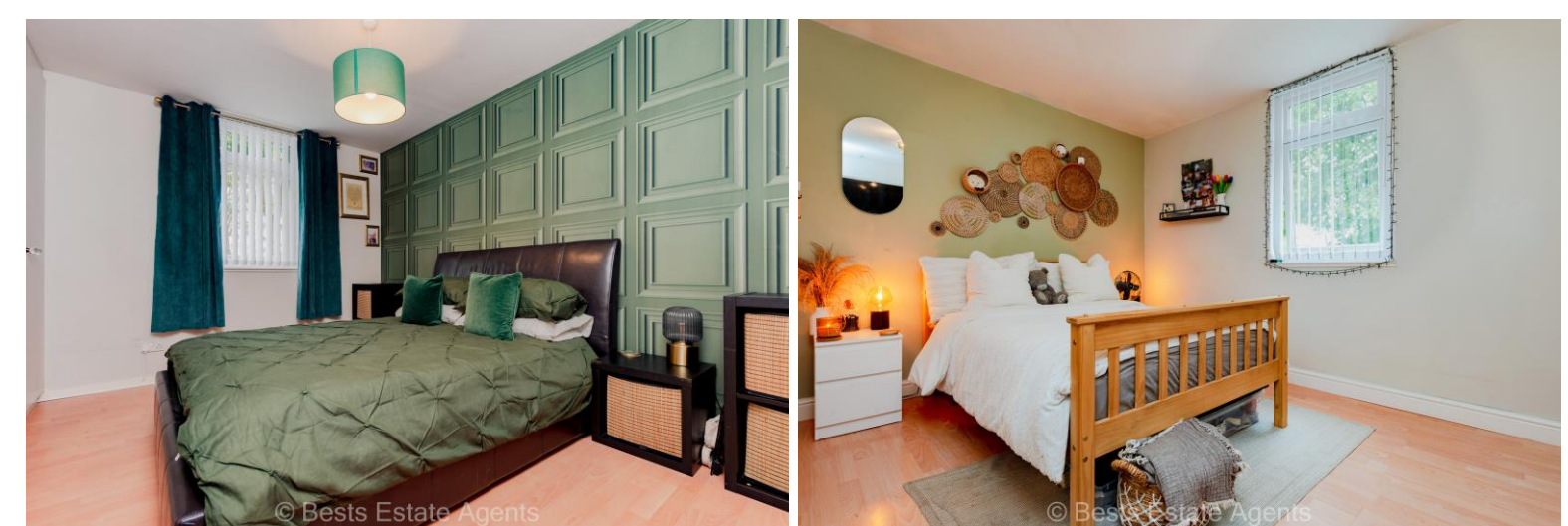
Double glazed entrance door to rear, tile effect laminate flooring, meter services cupboard, built in under stairs storage cupboard, single power point.

#### **First Floor Landing**

Stairs from hall to first floor landing, built-in storage cupboard housing wall mounted combination gas central heating boiler, single panel radiator.

#### **Bedroom One Front 11' 10" x 9' 0" (3.60m x 2.74m)**

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



#### **Bedroom Two Front 11' 9"max x 11' 0" (3.58m x 3.35m)**

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

#### **Bedroom Three Rear 8' 9" x 8' 1" (2.66m x 2.46m)**

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

#### **Bathroom**

A fully tiled and up-dated room comprising: Shower bath with fitted glass screen, electric shower over, mixer tap attachment, square wash hand basin, mixer tap over, vanity storage beneath, chrome effect heated towel rail, PVC double glazed window to rear elevation, tiled flooring, loft access, mini ceiling down lighters. Separate WC with low level WC, PVC double glazed window to rear elevation, single panel radiator, tile effect wood flooring.

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### Externally

The property is fronted by an enclosed lawned garden, and paved pathway. To the rear there is a fully enclosed garden themed for ease of maintenance being fully paved and separate rear access.



### Useful Information About This Property:

- IDEAL FIRST HOME
- WELL PROPORTIONED THROUGHOUT
- THREE GOOD SIZE BEDROOMS
- COMMUNAL PARKING TO FRONT AND REAR
- WELL PRESENTED
- POPULAR AREA
- CLOSE TO AMENITIES AND SCHOOLING
- 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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