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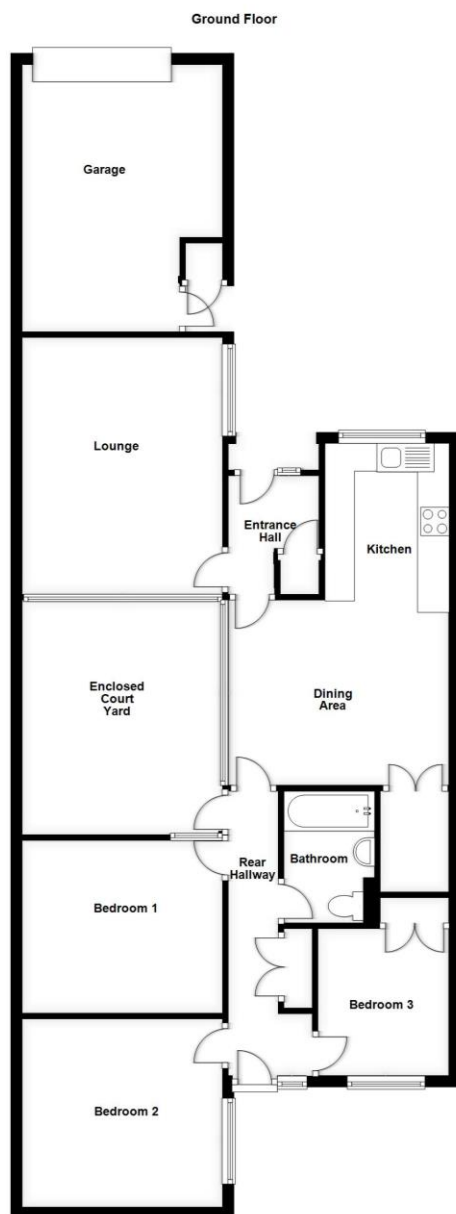
10 Cranage Close
Halton Lodge, Runcorn
WA7 5YN
3 Bed Terraced Bungalow with
Garage

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Offers in Excess of
£115,000

10 Cranage Close, Runcorn, WA7 5YN

THREE BEDROOM BUNGALOW - ATTACHED GARAGE - CUL DE SAC POSITION
This THREE bedroom end terrace bungalow is brought to the market with NO CHAIN DELAY and represents excellent value for money. Being located with the popular and convenient Halton Lodge area of Runcorn this well proportioned property is perfect for those who seek a property arranged over one level. Consisting of an entrance hallway, lounge, open plan kitchen dining area, three good sized bedrooms and a family bathroom. Externally, the property has off road parking to the front along with an attached oversize single garage whilst to the rear a manageable size garden can be found, a somewhat unique feature of these properties is the central, enclosed court yard, a private open area space which offers massive potential for relaxing outside space. EPC:E(47)



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. 16/05/2025 09:29:30 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to entrance hallway, tiled floor, built in storage cupboard housing wall mounted combination gas central heating boiler.

Lounge 14' 9" x 10' 11" (4.49m x 3.32m)

Double glazed window to side elevation, single panel radiator, double glazed window to courtyard, three double and one single power points, coved ceiling, fitted mini ceiling



down lighters, wood effect flooring.

Kitchen Area 10' 11 maximum" x 6' 11" (3.32m x 2.11m)

Having fitted base and wall units with single drainer stainless steel sink with high neck mixer tap over, inset four ring gas hob with electric oven beneath and filter hood above, splash back tiling, double glazed window to front elevation, plumbing and drainage for automatic washing machine, three double power points, tiled floor.

Dining Area 13' 0" x 10' 9" (3.96m x 3.27m)

Tiled floor, double panel radiator, large built in storage cupboard, one double power



point, double glazed window to courtyard.

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Inner Hallway

Single panel radiator, single power point, wood effect laminate flooring, built in storage cupboard, entrance doors to courtyard and rear elevation.

Bedroom One 11' 1" x 9' 8" (3.38m x 2.94m)

Coved ceiling, window to courtyard, double panel radiator, one double power point.

Bedroom Two 11' 0" x 10' 11" (3.35m x 3.32m)

Wood effect laminate flooring, double panel radiator, double glazed window to side elevation, double power point.



Bedroom Three 8' 8" x 7' 8" (2.64m x 2.34m)

Wood effect flooring, double power point, double panel radiator, built in storage cupboard.

Bathroom

Having low level WC, pedestal wash hand basin with mixer tap over, panel bath with fitted glass shower screen and mixer shower attachment, fully tiled walls, tiled floor, chrome effect heated towel rail.



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**Externally**

Property occupies a secluded corner position being fronted by a driveway providing off road parking and leading to an attached over sized single garage with metal up and over door and separate side access whilst to the rear there is a reasonable sized garden.

Useful Information About This Property:

- WELL PROPORTIONED
- NO CHAIN DELAY
- FREEHOLD TENURE
- POPULAR & CONVENIENT LOCATION
- ATTACHED GARAGE
- CLOSE TO SCHOOLING
- IDEAL FIRST HOME
- 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.