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20 Larch Road
Runcorn
WA7 5HY
3 Bed Semi Detached House

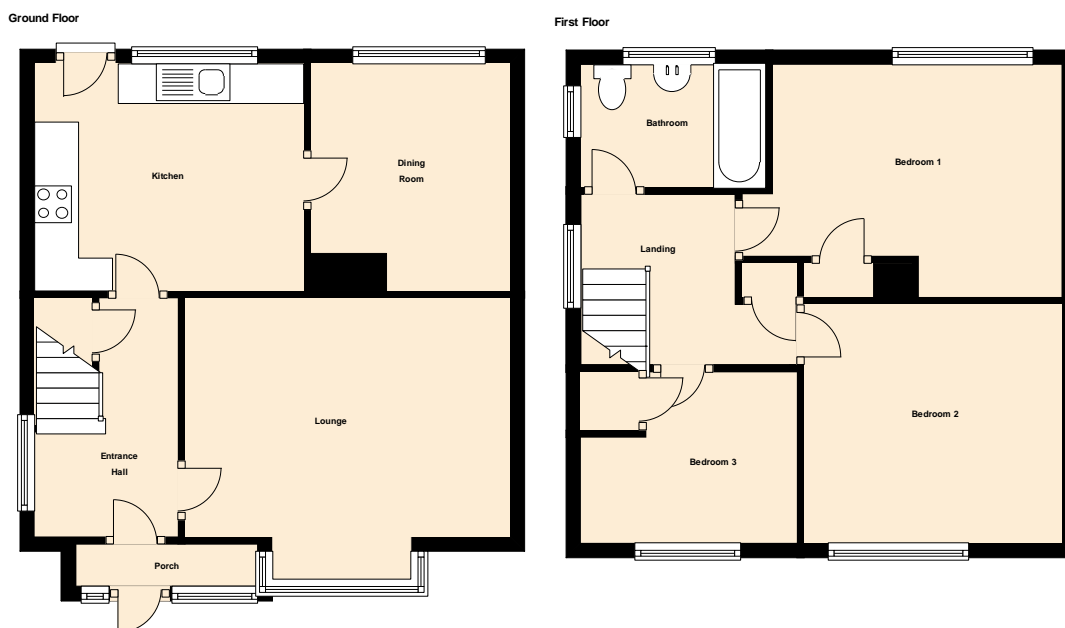
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20 Larch Road, Runcorn, Cheshire, WA7 5HY

THREE BEDROOM SEMI WITH OFF ROAD PARKING - POPULAR LOCATION - IDEAL FIRST HOME Presented to pleasing standards throughout is this good sized three bedroom semi detached home which stands in a popular and central location within Runcorn having ample amenities close by including schooling for all ages. Offering an ideal opportunity for those who seek their first steps into home ownership and representing good value for money when considering the space provided. Consisting of a welcoming hallway, lounge with bay window and good size kitchen with dining room off. At first floor level three bedrooms and a family bathroom can be found all of which are of a reasonable size. Externally, off road parking and a lawn garden front the property whilst the rear garden has paved patio, lawn with mature borders and useful brick built stores. EPC:TBC



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. 25/07/2023 10:31:59 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed entrance door opens to : entrance porch with PVC double glazed units, entrance door opens to hall, wood effect laminate flooring, single panel radiator, meter services cupboard, PVC double glazed window to side elevation, under stairs storage cupboard.

Lounge 14' 5" x 12' 11" into bay window(4.39m x 3.93m)

PVC double glazed bay window to front elevation, single panel radiator, wall mounted electric fire, two double, two single power points, TV aerial point.



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Kitchen 12' 0" x 10' 2" (3.65m x 3.10m)

Having a range of base and wall units comprising: Single drainer stainless steel sink, high neck mixer tap over, four ring electric hob, electric oven below, filter hood above, plumbing and drainage for washing machine, splash back tiling, tiled floor, four double power points, single panel radiator. PVC double glazed window and entrance door to rear elevation.



Dining Room 10' 2" x 8' 11" (3.10m x 2.72m)

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



First Floor Landing

Stairs from hall to first floor, PVC double glazed window to side elevation, built in storage cupboard with wall mounted combi gas central heating boiler, loft access.

Bedroom One Front 11' 9" x 10' 5" (3.58m x 3.17m)

PVC double glazed window to front, single panel radiator, double power point.



Bedroom Two Rear 14' 2"max x 10' 2"max (4.31m x 3.10m)

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

Bedroom Three front 9' 8"max x 7' 8"max (2.94m x 2.34m)

PVC double glazed window to front, single panel radiator, double power point.



Bathroom

Fully tiled room having low level WC, pedestal wash hand basin, panel bath electric shower over, glass shower screen, Two PVC double glazed window to side and



rear elevation, mini ceiling down lighter, heated towel rail.

Externally

To the front is a paved driveway providing off road parking along with a lawned garden. To the rear there is fully enclosed

lawned garden with mature borders, paved patio and useful brick built garden store.

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Useful Information About This Property:

- EXCELLENT FIRST BUY
- WELL PROPORTIONED
- WELL PRESENTED
- OFF ROAD PARKING
- GARDENS FRONT AND REAR
- SCHOOLING CLOSE BY
- AMENITIES WITHIN WALKING DISTANCE
- Council Tax Band: B

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