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26 Saltash Close
Brookvale, Runcorn
WA7 6AG
3 Bed Terraced House

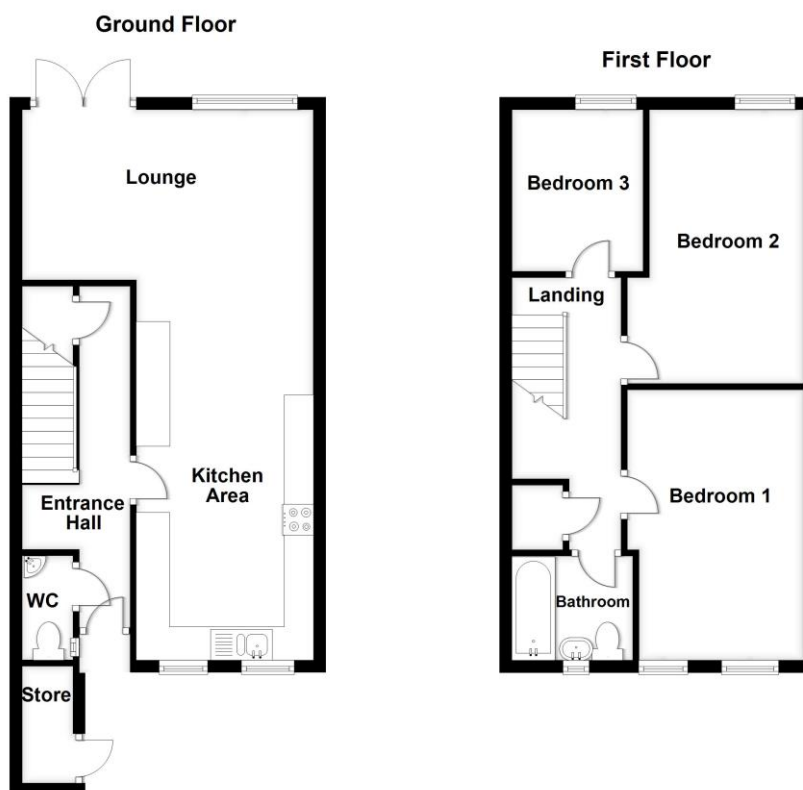
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26 Saltash Close, Brookvale, Runcorn, Cheshire, WA7 6AG

EXCELLENT FIRST HOME - STUNNING KITCHEN - PLEASANT POSITION - CLOSE TO SCHOOLING This three bedroom mid terrace property would make the perfect first home and offers well proportioned living accommodation with the advantage of a ground floor WC. The current owners have created a warm and welcoming home with a modern feel which can be fully appreciated upon closer inspection. Consisting of an entrance hallway with WC and storage, large quality kitchen with integrated appliances which flows through to a lounge and dining area, at first floor level three bedrooms and a family bathroom can be found. Externally, communal parking is located to the front along with an enclosed low maintenance garden whilst the well tended rear garden is a great size and enjoys a very pleasant aspect. If your looking for your first home we would highly recommend arranging a viewing today. 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. 11/09/2024 12:02:38 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, wood effect laminate flooring, wall mounted radiator, built in under stairs storage cupboard.

Ground Floor Cloaks

Low level WC, corner wash hand basin, window to side elevation, wood effect laminate flooring.



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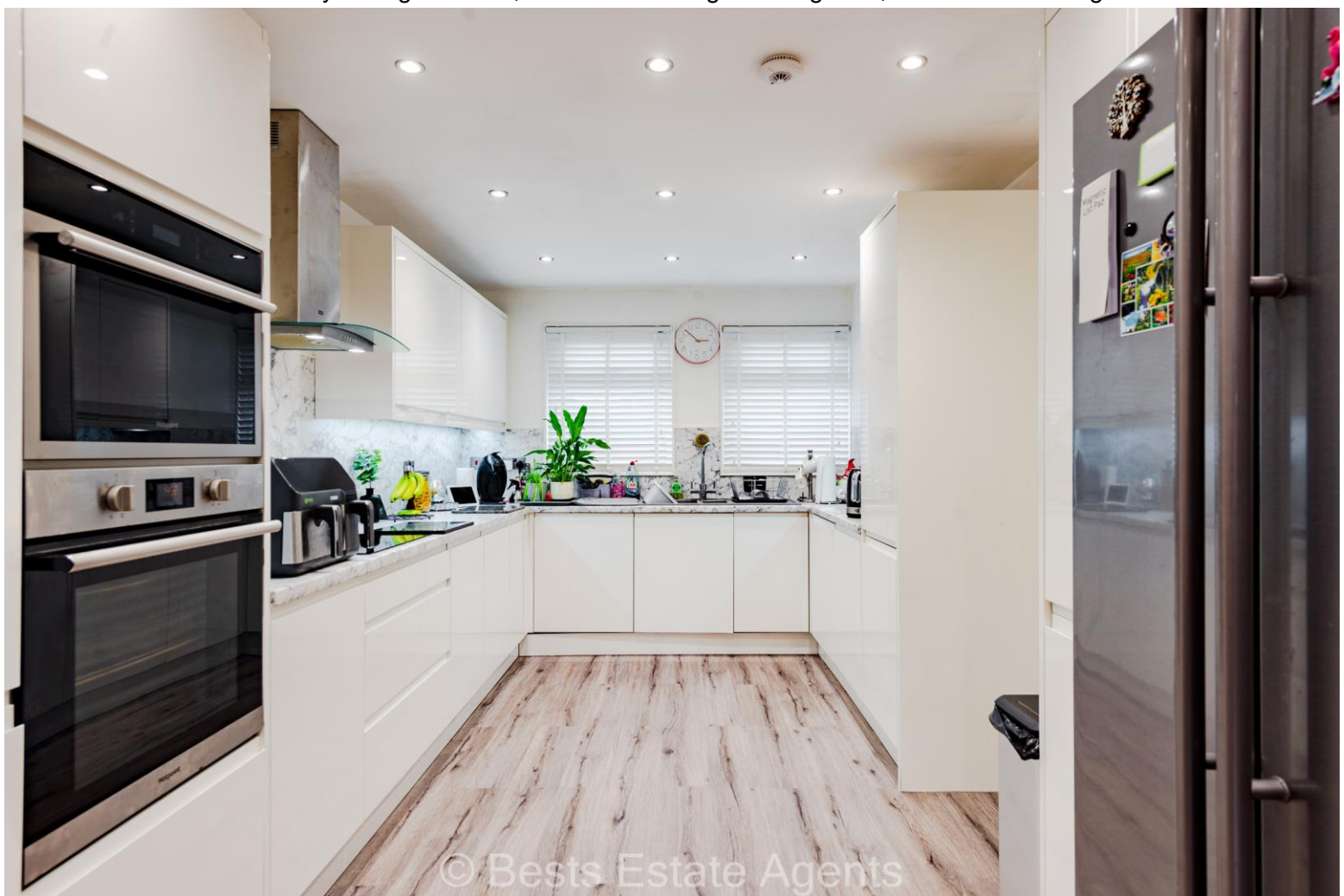
Lounge Area 15' 6" x 9' 7" (4.72m x 2.92m)



PVC double glazed French door and window to rear elevation, fitted mini ceiling down lighters, one double power point, wall mounted radiator.

Kitchen/ Diner 19' 7 approx" x 9' 5" (5.96m x 2.87m)

Kitchen area has an extensive range of modern handleless high gloss base and wall units comprising of one and a half bowl Acrylic style sink with high neck mixer tap over, four ring induction hob with filter hood above, highline electric oven, highline integrated microwave, integrated washing machine, corner carousels to cupboards, space for American style fridge freezer, fitted mini ceiling down lighters, two PVC double glazed



windows to front elevation, wood effect laminate flooring, five double power points one of which has USB charging ports, under counter lighting.

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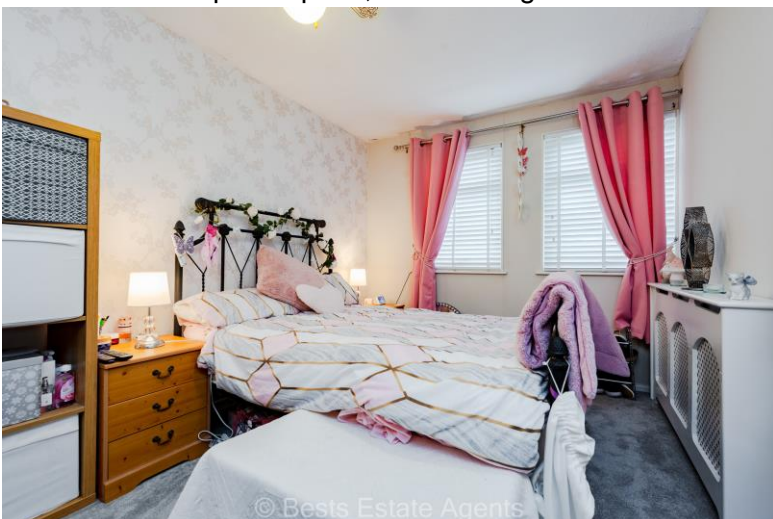


First Floor Landing

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

Bedroom One Front 14' 6" x 9' 5 maximum" (4.42m x 2.87m)

Two PVC double glazed windows to front elevation, wall mounted radiator, one double power point, fitted ceiling fan.



Bedroom Two Rear 9' 5 maximum" x 14' 7" (2.87m x 4.44m)

PVC double glazed window to rear elevation, wood effect laminate flooring, fitted ceiling fan, one double power point.

Bedroom Three Rear 8' 8" x 7' 0" (2.64m x 2.13m)

PVC double glazed window to rear elevation, one double power point.



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Bathroom

Having a white suite comprising of low level WC, pedestal wash hand basin and panel bath with electric shower over, PVC double glazed window to front elevation, single panel radiator, fully tiled walls.



Externally

Property is fronted by a forecourt style low maintenance garden having artificial grass and useful storage cupboard whilst to the rear there is a fully enclosed very reasonable sized garden with wood decked patio, artificial grass area's, mature planted borders all of which is not directly overlooked, enjoys a fair amount of privacy and is not directly overlooked.



Useful Information About This Property:

- EXCELLENT MODERN KITCHEN
- GROUND FLOOR WC
- COMMUNAL PARKING TO FRONT
- GREAT REAR GARDEN
- PERFECT FIRST HOME
- FREEHOLD TENURE
- POPULAR AREA
- COUNCIL TAX BAND: A

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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.