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29 Westfield Road
Runcorn
WA7 4DF

3 Bedroom Semi Detached
House with Conservatory

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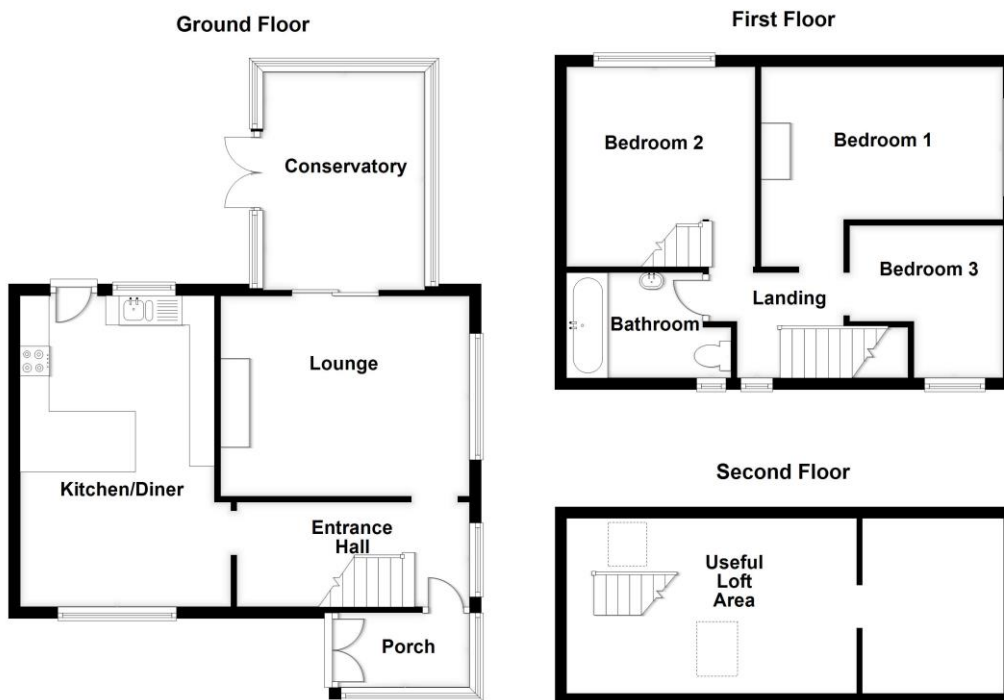
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£160,000



29 Westfield Road, Runcorn, Cheshire, WA7 4DF

MODERN KITCHEN & BATHROOM - CORNER PLOT - NO CHAIN - CONSERVATORY Standing in an elevated position along Westfield Road is this well proportioned three bedroom semi detached home, The current owner has updated and improved the property in recent years making an excellent base for potential purchasers to create their perfect home with the implementation of some 'finishing off'. Brought to the market with NO CHAIN DELAY and offering excellent value for money, perfectly placed for primary schooling and having both Runcorn Railway Station and Runcorn Hill just a short walk away. Consisting of an entrance hallway, lounge with log burning stove and conservatory off plus a bright, modern, open plan kitchen dining room. At first floor level, three good sized bedrooms along with a modern bathroom can be found, there is also a useful loft room with fixed staircase. Externally, the property has a wrap around front garden whilst the rear garden has a useful brick built store and a timber summer house. A property which with little effort would make a superb family home and must be viewed to be fully appreciated. 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. 13/09/2024 10:08:02 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 French doors open to porch, fitted wall light, single power point, wood effect flooring, PVC double glazed units.

Entrance Hall

PVC double glazed front door opens to entrance hall, two double power points, tiled floor, PVC double glazed window to side elevation, double panel radiator, wall mounted combination gas central heating boiler.

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Lounge 13' 11" x 11' 2" (4.24m x 3.40m)

PVC double glazed window to side elevation, Herringbone laid wood effect flooring, double panel radiator, dual fuel burning stove, five double power points.

Conservatory 12' 2" x 9' 0" (3.71m x 2.74m)

Double glazed sliding doors from lounge open to conservatory having PVC double glazed units and French doors opening to side elevation, four double power points.



Dining Area 11' 9" x 7' 10" (3.58m x 2.39m)

Two double power points, double panel radiator, PVC double glazed window to front elevation, tiled floor, fitted mini ceiling down lighters.

Kitchen Area 10' 9" x 9' 8" (3.27m x 2.94m)

Having a range of modern high gloss fitted base and wall units with curved corners, Sapele wooden worktops, one and a half bowl acrylic style sink with flexible mixer tap over, integrated fridge freezer, electric oven with induction hob and filter hood above, integrated microwave, tiled floor, under counter lighting, five double power points, fitted mini ceiling downlighters, PVC double glazed window and entrance door to rear elevation.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to front elevation, two double power points, stairs to useful loft room.

Bedroom One 11' 1 maximum" x 13' 11" (3.38m x 4.24m)

PVC double glazed window to side elevation, double panel radiator, three double power points.



Bedroom Two 10' 11" x 11' 3 maximum" (3.32m x 3.43m)

PVC double glazed window to rear elevation, double panel radiator, three double power points.

Bedroom Three 9' 4" x 8' 5 maximum" (2.84m x 2.56m)

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



Bathroom

Having a modern white suite comprising of low level WC, bath with mixer tap and shower over with waterfall style shower head and additional shower wand, chrome effect heated towel rail, coved ceiling, fitted mini ceiling down lighters, wash hand basin with mixer tap over, two PVC double glazed windows to front elevation, tall contemporary style single panel radiator, wood effect flooring with under floor heating.

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Useful Loft Room 16' 1" x 9' 9" (4.90m x 2.97m)

Wood effect laminate flooring, double panel radiator, two Velux roof lights, three double power points, useful eaves storage.

Externally

Property stands in a prominent corner position being fronted by a laid lawn garden and off road parking whilst to the rear there is a very reasonable sized garden with paved patio, useful brick built store with plumbing and drainage for automatic washing machine which would make a perfect utility room there is also a 3m by 3m timber cabin useful for home working.



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Useful Information About This Property:

- UPDATED KITCHEN AND BATHROOM
- NO CHAIN DELAY
- FREEHOLD TENURE
- CONSERVATORY
- CORNER POSITION
- USEFUL LOFT ROOM
- POPULAR AREA
- COUNCIL TAX BAND: B

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