

BP5511



16 Adlington Road
Norton, Runcorn
WA7 6NE
3 Bed Detached Bungalow with
Garage

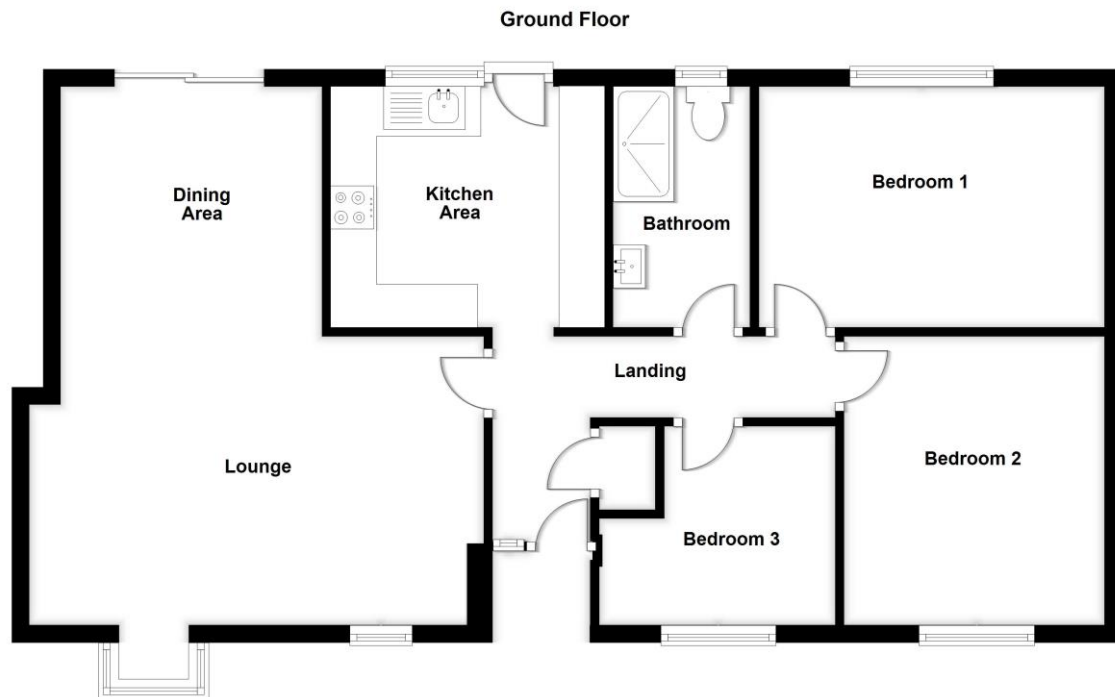
Offers Over £240,000

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16 Adlington Road, Runcorn, Cheshire, WA7 6NE

UPDATED AND IMPROVED BUNGALOW IN NORTON AREA - NO CHAIN DELAY - MOVE IN READY HOME This THREE bedroom detached bungalow stands on a enviable plot along Adlington Road, a popular and highly regarded area within Runcorn. The current owners have updated and improved this bright and spacious home, works include but are not limited to a replacement kitchen, central heating system, shower room, complete flooring. Representing the perfect purchase for those who seek accommodation which is move in ready and has the advantage of having NO CHAIN DELAY. Consisting of a welcoming central hallway with storage, bright and spacious lounge dining room with dual aspect, modern fitted kitchen with integrated appliances, three bedrooms and a newly installed shower room with a quality contemporary finish. Externally, the property benefits from having a block paved driveway which leads to a detached garage whilst the enclosed rear garden has paved patio and offers ample potential. Overall a property which should impress those who view and represents excellent value for money. EPC:D(67)



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. 04/10/2024 13:44:40 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Recessed entrance, composite double glazed front door opens to central hallway with all main rooms off, wood effect laminate flooring, access to loft, double panel radiator, built in storage cupboard.

Lounge 16' 7" x 10' 4" (5.05m x 3.15m)

Wood effect laminate flooring, two PVC double glazed windows to front elevation, tall contemporary style single panel radiator, two double power points.

Dining Area 10' 0" x 9' 5" (3.05m x 2.87m)

PVC double glazed sliding patio doors to rear elevation, tall contemporary style single panel radiator, wood effect laminate flooring, three double power points, TV aerial point.

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Kitchen 9' 1" x 10' 4" (2.77m x 3.15m)

Having a range of fitted modern base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, integrated fridge freezer and dishwasher, plumbing and drainage for automatic washing machine, recently installed wall mounted combination gas central heating boiler, PVC double glazed window and entrance door to rear elevation, splash back tiling, three double and one single power points, fitted mini ceiling down lighters, wood effect laminate flooring.



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Bedroom One Rear 13' 1" x 9' 2" (3.98m x 2.79m)

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



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Bedroom Two Front 10' 5" x 9' 11" (3.17m x 3.02m)

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

Bedroom Three Front 7' 1 maximum" x 8' 11 maximum" (2.16m x 2.72m)

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



Shower Room

A recently updated room having a quality modern finish comprising low level WC, oversized wash hand basin with mixer tap over and vanity storage beneath, fully tiled walk in shower enclosure with mixer shower attachment, attractive modern tiling, chrome effect heated towel rail, PVC double glazed window to rear elevation.



Externally

Property is fronted by a block paved driveway providing ample off road parking and leading to a detached single garage with metal up and over door, an artificial lawned garden also fronts the property, whilst to the rear there is a fully enclosed reasonable sized garden with paved patio and laid lawn.



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Useful Information About This Property:

- NEWLY INSTALLED KITCHEN
- SPACIOUS AND BRIGHT DETACHED HOME
- NEW INSTALLED COMBI HEATING SYSTEM
- AMPLE OFF ROAD PARKING
- NORTON LOCATION
- FREEHOLD TENURE
- NO CHAIN DELAY
- COUNCIL TAX BAND:D

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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.

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