

BP5520



20 Newbridge Close
Runcorn
WA7 6AU
3 Bed Terraced House

£125,000

Viewing Advised

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



20 Newbridge Close, Brookvale, Runcorn, Cheshire, WA7 6AU

BEAUTIFULLY PRESENTED MID TERRACE HOME -EXCELLENT FIRST BUY - MOVE IN READY - NO CHAIN DELAY If you are looking to take your first steps in to home ownership this three bedroom mid terrace property is one worthy of consideration. The current owner has lovingly maintained this well proportioned property creating a clean, bright and welcoming home which we feel is sure to impress those who view. Located within a convenient and popular area of Runcorn and offering excellent value for money, having the benefit of a ground floor WC and well proportioned living accommodation throughout. Schooling and everyday amenities are located just a short walk away making it a great choice for those with growing families. Consisting of an entrance hall with storage and WC, good size kitchen dining room and full width lounge to the ground floor whilst three bedrooms and a family bathroom complete the first floor. Externally, communal parking is located to the front of the property whilst an enclosed, reasonable sized garden can be found to the rear. A property which is presented to a high standard and early viewing is highly recommended. EPC:C (77)



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. 17/10/2024 14:29:53 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

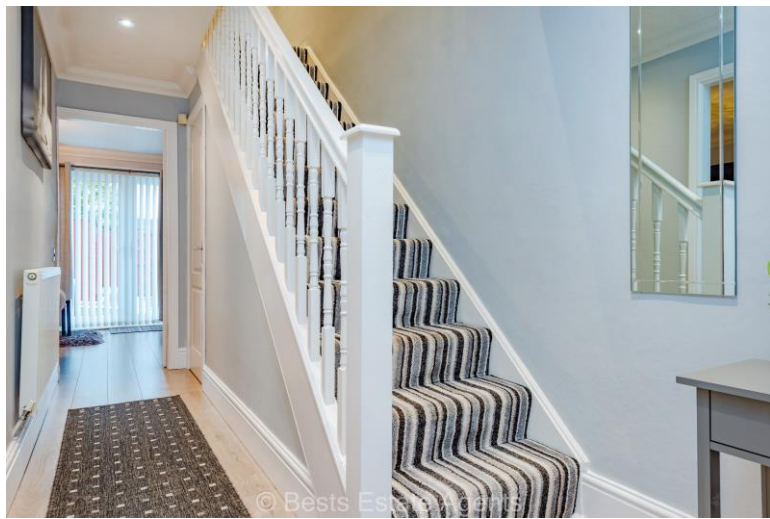
Entrance Hallway

Recessed entrance with bin store, PVC double glazed front door opens to hallway, wood effect laminate flooring, double power point, single panel radiator, built in under stairs storage cupboard, coved ceiling, fitted mini ceiling down lighters.

Ground Floor Cloaks

A fully tiled room having low level WC, wash hand basin with mixer tap over, coved ceiling, fitted mini ceiling down lighters, tiled floor, chrome effect heated towel rail.

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

Wood effect laminate flooring, PVC double glazed window and French doors to rear elevation, coved ceiling, double panel radiator, four double power points.



Kitchen/ Dining Room 18' 9" x 9' 5" (5.71m x 2.87m)

Kitchen area has a range of fitted base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, five burner gas hob with filter hood above and electric oven beneath, plumbing and drainage for automatic washing machine, integrated dish washer and fridge freezer, kickboard lighting, fitted mini ceiling down lighters, coved ceiling, three double power points, PVC double glazed window to front elevation, wood effect laminate flooring. Dining area has a double panel radiator, coved ceiling, wood effect laminate flooring, built in storage cupboard.



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First Floor Landing

Stairs from hall to first floor landing, built in storage cupboard housing combination gas central heating boiler, fitted mini ceiling down lighters, coved ceiling, access to loft.

Bedroom One Front 12' 6" x 9' 4" (3.81m x 2.84m)

PVC double glazed window to front elevation, built in fitted wardrobes with sliding fronts, double panel radiator, one double power point.

Bedroom Two Rear 14' 7" x 9' 6" maximum" (4.44m x 2.89m)

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



Bedroom Three Rear 8' 8" x 7' 1" (2.64m x 2.16m)

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

Bathroom

Having a white three piece suite comprising of low level WC, pedestal wash hand basin with high neck mixer tap over, panel bath with fitted glass shower screen and electric shower over, fully tiled walls, chrome effect heated towel rail, coved ceiling, fitted mini ceiling down lighters, PVC double glazed window to front elevation.



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Externally

Property is fronted by a fully paved forecourt style garden whilst to the rear there is a fully enclosed low maintenance garden with separate rear access and included in the sale is a timber shed.



Useful Information About This Property:

- EXCELLENT FIRST HOME
- PRESENTED TO EXEMPLARY STANDARDS
- NO CHAIN DELAY
- FREEHOLD TENURE
- CLOSE TO SCHOOLING
- COMMUNAL PARKING TO FRONT
- COMBINATION GAS CENTRAL HEATING
- COUNCIL TAX BAND: A

MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

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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