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12 Tolleson Road
Runcorn
WA7 2RX
3 Bed Semi Detached House

£205,000

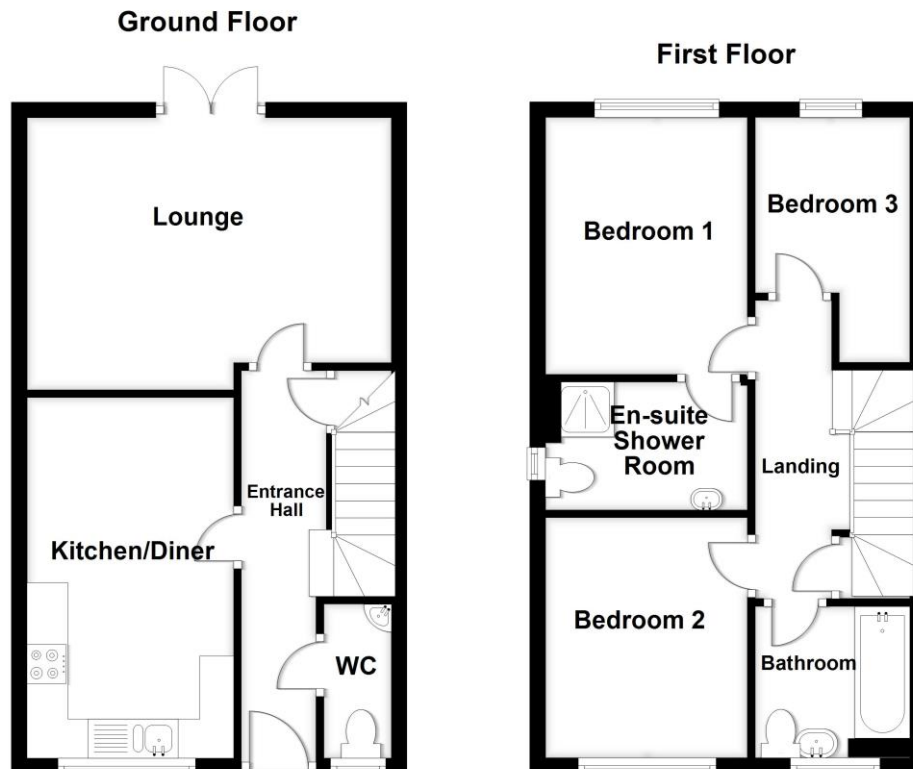
Viewing Advised

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12 Tolleson Road, Runcorn, Cheshire, WA7 2RX

MODERN SEMI DETACHED HOME - EN SUITE BATHROOM - POPULAR LOCATION - NO CHAIN DELAY - B RATED EPC This modern semi detached home stands in an appealing position with a tree lined, open aspect to the front. Being offered for sale with NO CHAIN DELAY making it the ideal purchase for those who would like to settle in to their new home as quickly as possible. Being located within a popular area with schooling, parks and scenic canalside walks just minutes away means its perfectly suited to those with growing families. Consisting of a welcoming hallway with WC, Kitchen dining room fitted with high gloss units whilst the full width lounge to the rear of the property has French door's opening to the rear garden. At first floor level, a family bathroom and three bedrooms, the master of which has the benefit of having an en suite shower room can be found. Externally, a driveway provides off road parking to the front whilst a reasonable size garden with paved patio can be found to the rear of the property. Overall an excellent first or second time buy which we are sure will impress. EPC:B(84)



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. 16/10/2024 16:54:06 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Canopied entrance- composite double glazed front door opens to entrance hall, wood effect laminate flooring, built in under stairs storage cupboard, single panel radiator, one double power point.

Ground Floor Cloaks

Low level WC, single panel radiator, corner wash hand basin with mixer tap over, PVC double glazed window to front elevation.

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Lounge 15' 5" x 11' 5" maximum" (4.70m x 3.48m)

PVC double glazed French doors to rear elevation, wood effect laminate flooring, double panel radiator, four double power points, TV aerial point, telephone extension points, wall mounted electric convector fire.



Kitchen/Dining Room 15' 1" x 8' 8" (4.59m x 2.64m)

Kitchen area has a range of high gloss modern fitted base and wall units comprising one and a half bowl Acrylic style sink with mixer tap over, four ring electric hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, two double and one single power points. Dining area has a double panel radiator and two double power points.

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First Floor Landing

Stairs from entrance hall to first floor landing, single panel radiator, one double power point, built in storage cupboard, access to loft.

Bedroom One Rear 10' 9" x 8' 6" (3.27m x 2.59m)

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

En-suite Shower Room

Low level WC, pedestal wash hand basin with mixer tap over, fully tiled walk in shower enclosure with mixer shower attachment, single panel radiator, fitted extractor fan, PVC double glazed window to side elevation.



Bedroom Two Front 10' 1" x 8' 6" (3.07m x 2.59m)

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

Bedroom Three Rear 10' 3 maximum" x 6' 7" (3.12m x 2.01m)

An L shaped room having a PVC double glazed window to rear elevation, single panel radiator, two double power points.



Family Bathroom

Having a white three piece suite consisting of a low level WC, wash hand basin and paneled bath, PVC double glazed window to front elevation, fitted extractor fan.



Externally

Property stands in an enviable position along a short private road having an open wooded green space in front, a tarmaced driveway provides off road parking whilst a lawned garden with stocked borders fronts the property, whilst to the rear there is a reasonable sized fully enclosed garden with laid lawn, paved patio and fitted sun blind.



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Useful Information About This Property:

- FREEHOLD TENURE
- B RATED EPC
- NO CHAIN DELAY
- OPEN TREE LINED ASPECT TO FRONT
- OFF ROAD PARKING
- WELL PRESENTED
- EN SUITE MASTER BEDROOM
- COUNCIL TAX BAND: B

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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