

BP5521



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24 Lodge Lane
Halton Village, Runcorn
WA7 2AS
Extended 3 Bed Semi Detached
House

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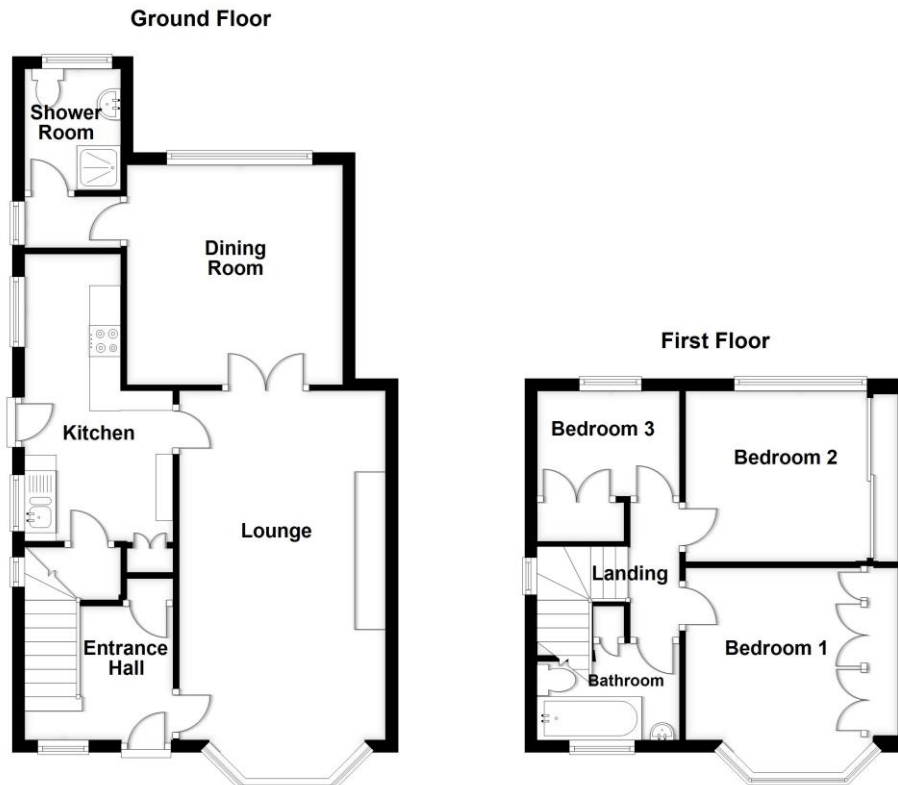
£210,000

Viewing Advised



24 Lodge Lane, Halton, Runcorn, Cheshire, WA7 2AS

HALTON VILLAGE LOCATION - WELL CARED FOR FAMILY HOME -EXTENDED TO REAR -NO CHAIN DELAY This mature bay fronted semi detached home stands along Lodge Lane Halton Village, an established conservation area within Runcorn which is ideally placed to take advantage of every day amenities. This particular property has been within family ownership for circa 50 years and has been lovingly maintained throughout its ownership. Benefiting from a ground floor extension to the rear which provides an extra reception room along with a handy ground floor shower room. Consisting of an entrance hall, lounge, kitchen dining room and shower room to the ground floor whilst three bedrooms and a family bathroom complete the first floor. Externally, ample off road parking is provided by a block paved driveway which leads to a carport and garage to the side/rear whilst the generous rear garden is fully paved making it easy to maintain. A charming and characterful home which offers excellent potential for buyers to create their perfect period property. 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. 18/10/2024 17:40:07 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance- PVC double glazed front door opens to entrance hallway, PVC double glazed window to front elevation, one double and one single power point, wood effect laminate flooring, coved ceiling, Economy7 storage heater, built in storage cupboard.

Lounge 18' 5" x 10' 11 maximum" (5.61m x 3.32m)

PVC double glazed bay window to front elevation, two Economy 7 storage heaters, two double and one single power points.

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Dining Room 11' 7" x 11' 5" (3.53m x 3.48m)

PVC double glazed window to rear elevation, coved ceiling, Economy 7 storage heater, two double power points.



Inner Hallway

PVC double glazed window to side elevation, Economy 7 storage heater.

Ground Floor Shower Room

A fully tiled room having a white suite comprising of low level WC, pedestal wash hand basin, fully tiled corner walk in shower enclosure with wall mounted electric shower, PVC double glazed window to rear elevation, fitted extractor fan.



Kitchen 15' 3" x 7' 9" narrowing to 4' 11" (4.64m x 2.36m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, in set four ring electric hob with electric double oven beneath and filter hood above, plumbing and drainage for automatic washing machine, fully tiled walls, two PVC double glazed windows to side elevation, PVC double glazed entrance door to side elevation, built in storage and pantry cupboard, four double power points, fitted extractor fan.



First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed window to side elevation, single power point, coved ceiling, access to loft.

Bedroom One Front 10' 8 into bay window" x 10' 9 into fitted wardrobe" (3.25m x 3.27m)

PVC double glazed bay window to front elevation, extensive built in bedroom furniture, one double power point, Economy 7 storage heater.



Bedroom Two Rear 10' 10 into fitted wardrobes" x 9' 0" (3.30m x 2.74m)

Built in fitted wardrobes with hanging rails and shelves, PVC double glazed window to rear elevation, two double power points, coved ceiling, Economy 7 storage heater.

Bedroom Three Rear 7' 11" x 5' 8" (2.41m x 1.73m)

PVC double glazed window to rear elevation, Economy 7 storage heater, wood effect laminate flooring, one single power point, built in storage cupboard.

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Bathroom

Having a white suite comprising of low level WC, panel bath with electric shower over, wash hand basin with vanity storage beneath, fully tiled walls, PVC double glazed window to front elevation, built in storage cupboard housing insulated hot water cylinder.

Externally

Property stands in an appealing position along Lodge Lane, Halton Village being fronted by a low maintenance fully paved frontage, a driveway provides ample off road parking and leads to a detached garage with metal up and over door power and light whilst to the rear there is a very reasonable sized again themed for ease of maintenance being fully paved having mature perimeter hedgerows.



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Useful Information About This Property:

- HALTON VILLAGE LOCATION
- DETACHED GARAGE
- EXTENDED TO REAR
- AMPLE PARKING
- WELL LOVE HOME
- NO CHAIN DELAY
- FREEHOLD TENURE
- COUNCIL TAX BAND: B

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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.