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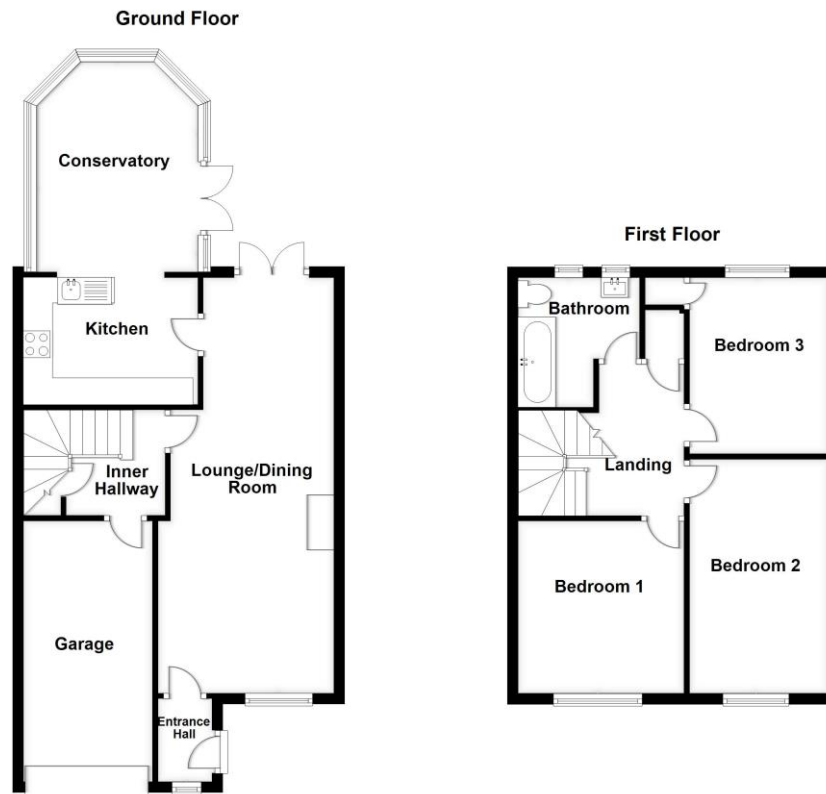
33 Saltwood Drive
Runcorn
WA7 6LU
3 Bed Link Detached House

**Offers in the Region
Of £210,000**

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33 Saltwood Drive, Runcorn, Cheshire, WA7 6LU

LINK DETACHED FAMILY HOME - THREE DOUBLE BEDROOMS - POPULAR AND CONVENIENT LOCATION - NO CHAIN DELAY This link detached home offers a well proportioned layout with generous size bedrooms making it the perfect choice for those with growing families. Located on Saltwood Drive, a convenient location having everyday amenities and schooling for all ages just minutes away by foot. Consisting of an entrance vestibule, dual aspect lounge dining room and kitchen which has a great size conservatory off creating an excellent space for those who like to entertain. Ascending to first floor level viewers will find three generous double bedrooms and a family bathroom. Externally, the property stands within a cul de sac position having a low maintenance frontage and a paved driveway giving access to the integral garage. The rear garden has paved patio areas along with artificial grass, a space with huge potential for green fingered buyers. 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. 17/12/2024 14:26:45 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Composite double glazed front door opens to entrance hall, double glazed window to front elevation, single panel radiator, wood effect flooring.

Lounge Area 17' 4" x 10' 9" (5.28m x 3.27m)

Wood effect laminate flooring, PVC double glazed window to front elevation, contemporary style double panel radiator, two double power points, living flame gas fire.

Dining Area 8' 0" x 8' 0" (2.44m x 2.44m)

PVC double glazed French doors to rear elevation, one double and one single power points, tall contemporary style single panel radiator, wood effect laminate flooring.

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Kitchen 10' 8" x 7' 7" (3.25m x 2.31m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with filter hood above and electric oven below, plumbing and drainage for automatic washing machine, splash back tiling, three double and two single power points, wood effect laminate flooring.



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Conservatory 12' 9" x 9' 9" (3.88m x 2.97m)

Having PVC double glazed units with French doors to side elevation, wood effect laminate flooring, two double and one single power points, tall contemporary style radiator.



Inner Hallway

Built in under stairs storage cupboard, wood effect laminate flooring, double panel radiator, one double power point, access to integral garage which has power, light and metal up and over door to front elevation.

First Floor Landing

Stairs from inner hallway to first floor landing, access to loft, built in storage cupboard, one double power point.

Bedroom One Front 10' 9" x 10' 2" (3.27m x 3.10m)

Wood effect laminate flooring, single panel radiator, PVC double glazed window to front elevation, one double and one single power points.

Bedroom Two Front 14' 4" x 8' 8" (4.37m x 2.64m)

Wood effect laminate flooring, single panel radiator, PVC double glazed window to front elevation, one double and one single power points.



Bedroom Three Rear 10' 11" x 8' 8" (3.32m x 2.64m)

Wood effect laminate flooring, PVC double glazed window to rear elevation, built in storage cupboard, single panel radiator, two double power points.

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Bathroom

Having a white suite comprising low level WC, wash hand basin with mixer tap over, panel bath with mixer tap and electric shower over, splash back tiling, chrome effect heated towel rail, two PVC double glazed windows to rear elevation.

Externally

Property forms part of a pleasant Cul de sac position being fronted by a paved driveway leading to the integral garage and also having artificial lawn area, whilst to the rear there is a fully enclosed reasonable sized garden with Indian stone paved patio, laid lawn and separate side access.



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Useful Information About This Property:

- THREE GREAT SIZE BEDROOMS
- CONVENIENT LOCATION
- CLOSE TO SCHOOLING
- CONSERVATORY TO REAR
- INTEGRAL GARAGE
- CUL DE SAC POSITION
- FREEHOLD TENURE
- COUNCIL TAX BAND: C

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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.