

bp5540



22 Handforth Lane
Runcorn
WA7 5YX
3 Bed Terraced House

Offers in the Region Of
£100,000

Independent Family Owned Estate Agents
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22 Handforth Lane, Halton Lodge, Runcorn, Cheshire, WA7 5YX

EXCELLENT VALUE FAMILY HOME - THREE DOUBLE BEDROOMS - CLOSE TO SCHOOLING - NO CHAIN DELAY This three storey end terrace family home is brought to the market with the benefit of NO CHAIN DELAY. Having been recently redecorated throughout makes this the ideal choice for those buyers who seek a good sized family home with a realistic price tag. Consisting of an entrance hallway with WC and kitchen dining room to the ground floor, a spacious lounge and the first of three double bedrooms can be found at first floor level whilst the second floor has two further bedrooms and a family bathroom. Externally off road parking is provided to the front whilst an enclosed garden can be found to the rear. 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. 08/01/2025 13:15:50 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Recessed entrance with meter cupboard, PVC front door opens to entrance hall, wood effect laminate flooring, double panel radiator, one single power point.

Ground Floor Cloaks

Low level WC, pedestal wash hand basin, double panel radiator, one double power point, wall mounted combination gas central heating boiler, window to front elevation.



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Kitchen/Dining Room 17' 6" x 10' 7" (5.33m x 3.22m)

Having fitted base and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, splash back tiling, one double and two single power points, plumbing and drainage for automatic washing machine, double panel radiator, PVC double glazed French doors opening to rear elevation, built in storage cupboard.



First Floor Landing

Stairs from entrance hall to first floor.

Lounge 17' 4" x 10' 8" (5.28m x 3.25m)

Wood effect laminate flooring, single panel radiator, PVC double glazed window to rear elevation, two double power points, coved ceiling.

Bedroom Two Front 10' 9" x 10' 8" (3.27m x 3.25m)

Single panel radiator, one double power point, PVC double glazed window to front elevation.



Second Floor Landing

Stairs from first floor landing to second floor landing, fitted roof light, single power point.

Bedroom One Rear 10' 8" x 10' 8" (3.25m x 3.25m)

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

Bedroom Three Front 10' 8" x 10' 8" (3.25m x 3.25m)

Double power point, single panel radiator, wood effect laminate flooring, PVC double glazed windows to front elevation.

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Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin, panel bath with mixer tap over, fully tiled walls, double panel radiator.

Externally

Property is fronted by a tarmacked driveway whilst to the rear there is a fully enclosed reasonable sized garden which is not directly overlooked.



Useful Information About This Property:

- NO CHAIN DELAY
- GREAT SIZED BEDROOMS
- POPULAR AREA
- EXCELLENT VALUE FAMILY HOME
- FREEHOLD TENURE
- OFF ROAD PARKING
- NOT OVERLOOKED TO REAR
- 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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