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96 Latham Avenue
Runcorn
WA7 5DU
3 Bed Link Detached House

**Offers in the Region
Of £269,500**

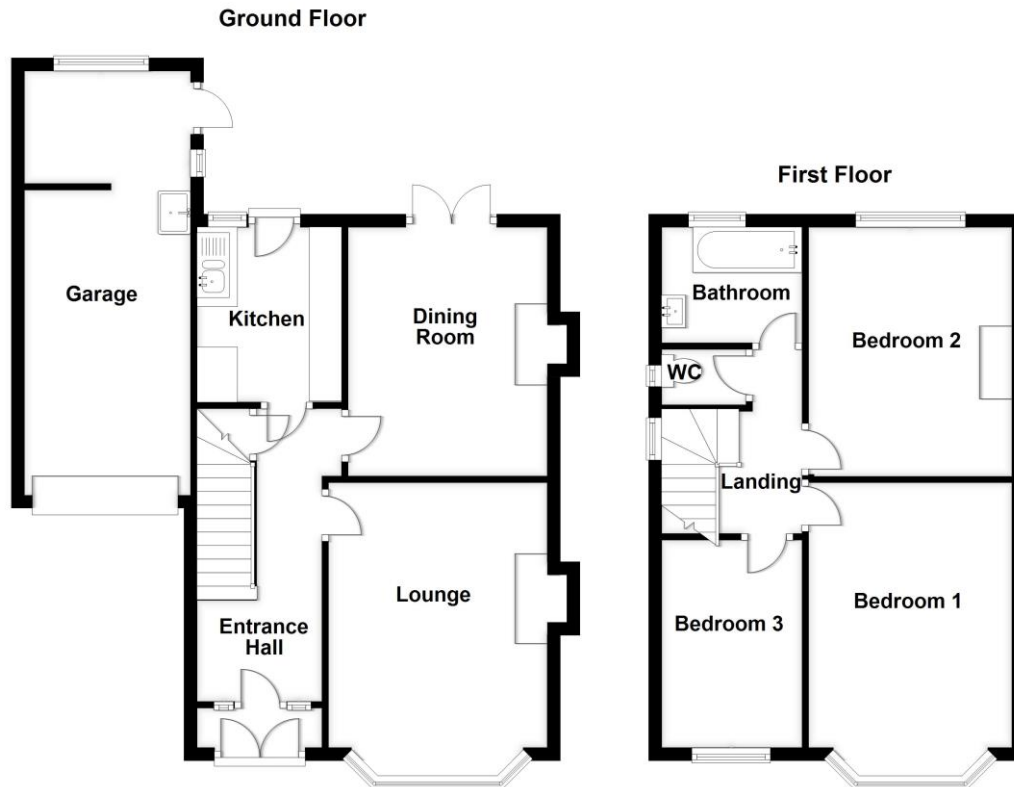
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96 Latham Avenue, Runcorn, Cheshire, WA7 5DU

LINK DETACHED FAMILY HOME WITHIN A POPULAR AND CONVENIENT AREA

This period style three bedroom link detached family home is presented to a pleasing standard throughout and is located within a central position within town, having schooling and amenities a short distance away. Retaining its characterful appeal and offering a well proportioned footprint which consists of an entrance hallway with all main rooms off, lounge with bay window to front, dining room and kitchen. At first floor level three bedrooms and an updated bathroom with separate WC can be found. To the front of the property a paved driveway provides off road parking and leads to a attached oversized garage whilst the mature rear garden enjoys a private aspect not being directly overlooked and also benefiting from having a southerly facing aspect. 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. 21/02/2025 13:55:31 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed double doors open to entrance vestibule, minton tiled floor.

Entrance Hallway

Composite double glazed front door opens to hallway, wood effect laminate flooring, double panel radiator, fitted picture rail, coved ceiling, one double power point, built in under stairs storage cupboard and meters and services cupboard.



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Lounge 14' 7 into bay window" x 11' 10" (4.44m x 3.60m)

PVC double glazed bay window with integrated blinds to front elevation, one double and one single panel radiator, coved ceiling, fitted picture rail, wood effect laminate flooring, dual fuel stove with real wood mantle, four double power points.

Dining Room 10' 11" x 12' 10" (3.32m x 3.91m)

PVC double glazed French doors to rear elevation, two double panel radiators, wood effect laminate flooring, living flame coal effect gas fire standing on decorative hearth and back, coved ceiling, fitted picture rail, four double power points.



Kitchen 8' 10" x 7' 1" (2.69m x 2.16m)

Having a range of fitted base and wall units with stone working surfaces, one and a half bowl single drainer sink with mixer tap over, plumbing and drainage for automatic washing machine, electric cooker point, attractive splash back tiling, fitted filter hood, PVC double glazed window and door to rear elevation, four double power points.



First Floor Landing

Stairs from hall to first floor landing, fitted double glazed window with fitted blinds to side elevation, double panel radiator, double power point, access to loft, fitted picture rail.

Bedroom One Front 15' 2 into bay window" x 11' 1" (4.62m x 3.38m)

PVC double glazed bay window to front elevation, double panel radiator, three double power points.



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Bedroom Two Rear 12' 10" x 11' 11" (3.91m x 3.63m)

PVC double glazed window to rear elevation, double panel radiator, wall mounted combination gas central heating boiler, fitted picture rail, ornate period style fireplace, three double power points.

Bedroom Three Front 9' 11" x 7' 2" (3.02m x 2.18m)

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



Bathroom

A fully tiled updated room having a panel bath with fitted glass shower screen and mixer shower with waterfall style shower head and additional shower wand, over sized wash hand basin with vanity storage beneath and mixer tap over, LED wall mirror, large heated towel rail, PVC double glazed window to rear elevation, tiled floor. **Separate WC:** Fully tiled room, tiled floor, single panel radiator, low level WC, PVC double glazed window to side elevation with fitted blind.



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Externally

Property stands along Latham Avenue being fronted by a laid lawn garden with mature perimeter hedgerow, a paved driveway provides off road parking and leads to an attached garage with roller shutter style electric door, power light, useful sink and separate side access, whilst to the rear there is a very reasonable sized fully enclosed mature garden with paved patio area with fitted pergola, laid lawn garden, mature planted borders, all of which is not directly overlooked and which enjoys a fair degree of afternoon sunshine weather permitting.



Useful Information About This Property:

- PERIOD STYLE DETACHED HOME
- CLOSE TO SCHOOLING
- WELL PROPORTIONED
- SOUTHERLY ASPECT TO REAR
- WELL PRESENTED
- LOG BURNING STOVES
- PERFECT FAMILY HOME
- 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.

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