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8 Haywood Crescent
Runcorn
WA7 6NB
3 Bed Link Detached House

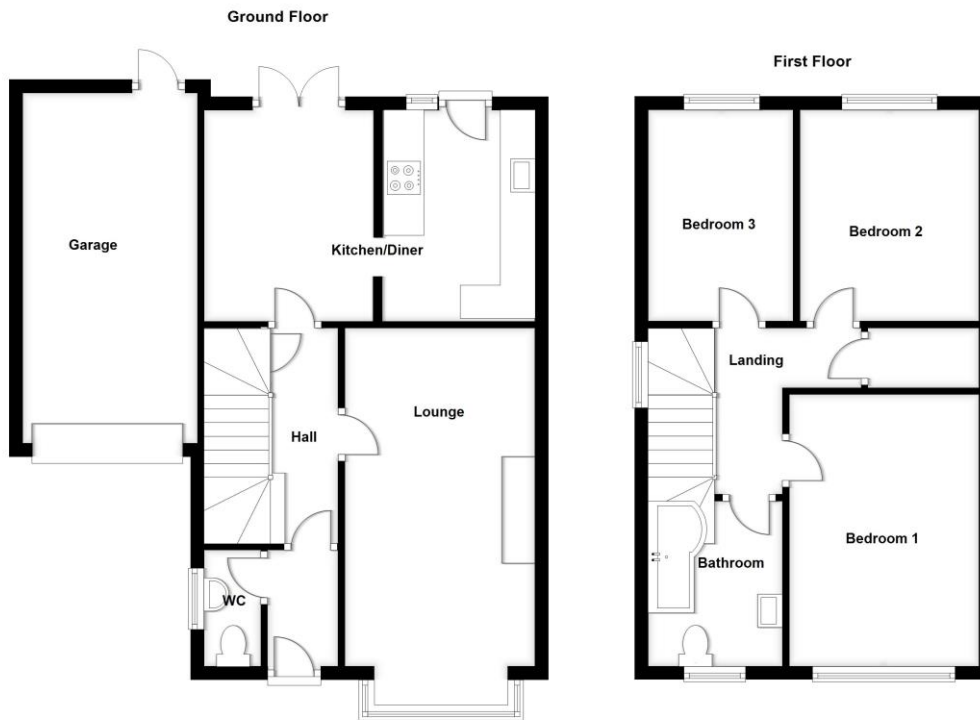
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8 Haywood Crescent, Runcorn, Cheshire, WA7 6NB

NORTON LOCATION - DETACHED FAMILY HOME - THREE GOOD SIZED BEDROOMS This three bedroom link detached home is located in the ever popular Norton area of Runcorn and would make an ideal choice for families boasting three good sized bedrooms and a ground floor WC. Presented to pleasing and modern standards throughout this detached home is well worthy of a closer look. Upon entering, a spacious hallway has a WC and gives access to the lounge and full width kitchen diner to the rear. At first floor level three good sized bedrooms and a bright fully tiled bathroom can be found. Externally the property has a fully paved frontage providing ample off road parking which leads to the attached garage whilst the enclosed rear garden is a reasonable size and has wood decked patio areas and offers huge potential. 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. 04/04/2025 13:52:12 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, one single, one double panel radiator, built in under stairs storage cupboard, wood effect laminate flooring, fitted mini ceiling down lighters.

Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over, PVC double glazed window to side elevation, PVC panelling to walls.

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Lounge 17' 0" x 9' 6" (5.18m x 2.89m)

PVC double glazed box window to front elevation, double panel radiator, one single, one double and one triple power points, living flame gas fire standing on decorative hearth and back.



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Kitchen/Dining Room 16' 9" x 10' 7" (5.10m x 3.22m)

Kitchen area has a range of fitted base and wall units comprising four ring electric hob with filter hood above, porcelain sink with mixer tap over, plumbing and drainage for automatic washing machine and dishwasher, integrated electric oven, space for American style fridge freezer, four double, one single power points, tiled floor, PVC double glazed window and entrance door to rear elevation, splash back tiling. Dining area has tiled floor, double panel radiator, PVC double glazed French doors to rear elevation, two single, one double power points.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, large useful storage cupboard housing wall mounted combination gas central heating boiler, single power point, oversized pull down loft access with ladder.

Bedroom One Front 13' 11" x 9' 10" (4.24m x 2.99m)

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



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Bedroom Two Rear 10' 2" x 9' 0" (3.10m x 2.74m)

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

Bedroom Three Rear 10' 8" x 7' 6" (3.25m x 2.28m)

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



Bathroom

Having a white three piece suite comprising low level WC, wash hand basin with waterfall style mixer tap over and vanity storage beneath, shower bath with waterfall style mixer tap and mixer shower with waterfall style shower head and additional shower wand, fully tiled walls, heated towel rail, PVC double glazed window to front elevation, fitted mini ceiling down lighters.



Externally

Property is fronted by a tarmac driveway providing off road parking and leading to an attached garage with metal up and over door, power, light and separate rear access whilst to the rear there is a fully enclosed very reasonable sized garden with two wood decked patio areas and laid lawn garden.



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Useful information about this property:

- LINK DETACHED FAMILY HOME
- GROUND FLOOR WC
- THREE SPACIOUS BEDROOMS
- AMPLE PARKING
- FREEHOLD TENURE
- OPEN PLAN KITCHEN DINING ROOM
- POPULAR LOCATION
- COUNCIL TAX BAND: D

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