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147 Calvers
Runcorn
WA7 2EW
4 Bed End Terrace House

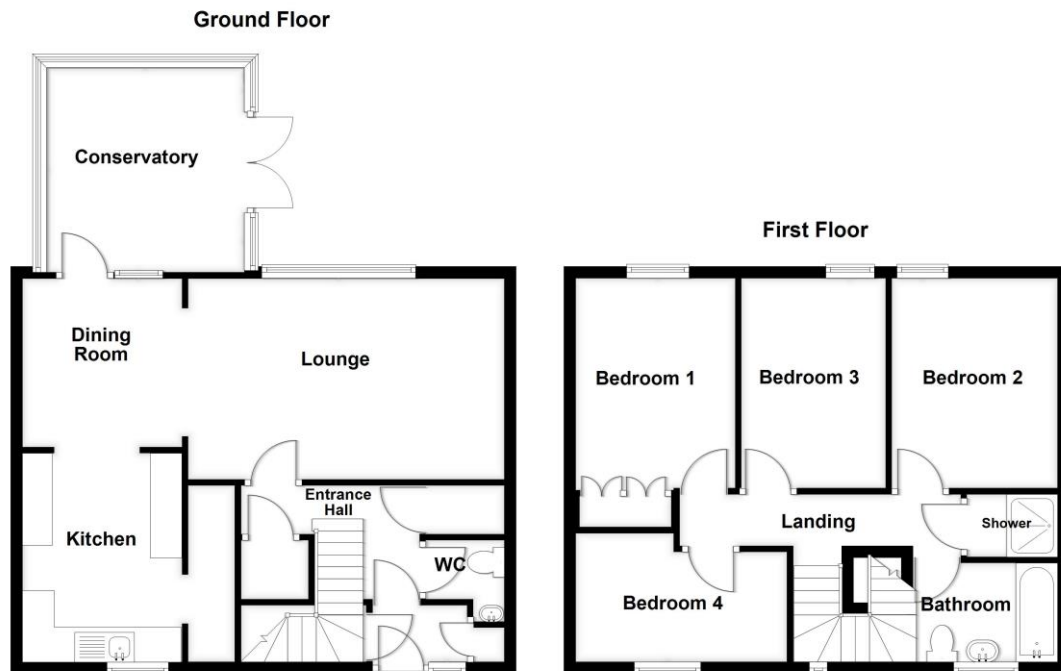
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147 Calvers, Runcorn, Cheshire, WA7 2EW

FOUR BEDROOM FAMILY HOME - POPULAR LOCATION - NO CHAIN DELAY This spacious family home is brought to the market with NO CHAIN DELAY and offers huge potential for buyers who seek a home with good size bedroom which is located within a convenient and well regarded area with schooling close by. The internal layout briefly consists of an entrance porch, hallway with WC and storage, lounge, dining room, kitchen and conservatory with log burning stove to the ground floor whilst at first floor level four good sized bedrooms and a family bathroom with separate walk in shower can be found. Externally a forecourt style garden fronts the property whilst the enclosed rear garden is fully paved and offers excellent potential having a south facing aspect and not being directly overlooked. 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. 13/03/2025 19:47:13 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, tiled floor, built in storage cupboards and meters and services cupboards, front door opens to entrance hallway.

Entrance Hallway

Tiled floor, double panel radiator, two built in storage cupboards.

Ground Floor Cloaks

Low level WC, wash hand basin, fully tiled walls, tiled floor.



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Lounge 17' 5" x 11' 1" (5.30m x 3.38m)

PVC double glazed window to rear elevation, electric convector fire standing on decorative surround, one double, one single power points, fitted ceiling fan, wood effect flooring, single panel radiator.

Dining Room 9' 5" x 8' 8" (2.87m x 2.64m)

Single panel radiator, wood effect flooring, one double, one single power point, PVC double glazed window and entrance door to conservatory.



Conservatory 11' 3" x 10' 8" (3.43m x 3.25m)

Double doors opening to side elevation, tiled floor, fitted ceiling fan, log burning stove, two double power points.



Kitchen 10' 8" x 8' 8" (3.25m x 2.64m)

Having fitted base units with single drainer stainless steel sink with high neck mixer tap over, space for gas cooker, tiled floor, tiled walls, PVC double glazed window to front elevation, three double power points, useful utility area having tiled floor, plumbing and drainage for automatic washing machine, tiled walls, two double power points.



First Floor Landing

Stairs from entrance hall to first floor landing, window to front elevation, built in storage cupboard, one single power point, access to loft, access to a fully tiled shower area with wall mounted electric shower and fitted extractor fan.

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Bedroom One Rear 11' 5" x 8' 10" (3.48m x 2.69m)

Wood effect flooring, double panel radiator, PVC double glazed window to rear elevation, one double power point, built in wardrobes.

Bedroom Two Rear 11' 5" x 9' 3" (3.48m x 2.82m)

PVC double glazed window to rear elevation, wood effect flooring, one single power point, fitted ceiling fan.

Bedroom Three Rear 11' 5" x 8' 2" (3.48m x 2.49m)

PVC double glazed window to rear elevation, wood effect flooring, fitted ceiling fan, fitted dado rail, one double power point.

Bedroom Four Front 12' 3" x 6' 11 maximum" (3.73m x 2.11m)

Wood effect flooring, PVC double glazed window to front elevation, one single power point.

Bathroom

A fully tiled room having a white three piece suite comprising low level WC, wash hand basin and bath with fitted glass shower screen, tiled floor, fully tiled walls, double panel radiator, PVC double glazed window to front elevation.



Externally

Property is fronted by a forecourt style garden whilst to the rear there is a fully paved enclosed garden with large timber shed and separate side access.



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Useful information about this property:

- EXCELLENT SIZE HOME
- GROUND FLOOR WC
- NO CHAIN DELAY
- FREEHOLD TENURE
- POPULAR LOCATION
- COMMUNAL PARKING TO REAR
- CLOSE TO AMENITIES
- COUNCIL TAX BAND: B

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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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