

BP5577



6 Kent Grove
Runcorn
WA7 5EG
3 Bed Semi Detached House

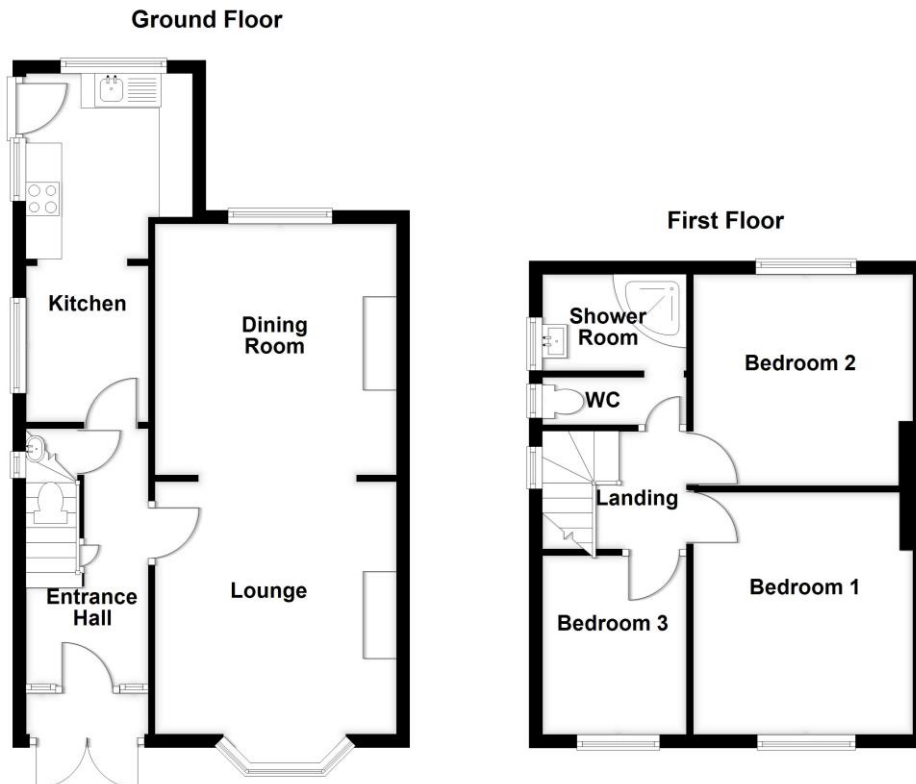
£200,000

Viewing Advised

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6 Kent Grove, Runcorn, Cheshire, WA7 5EG

CUL DE SAC POSITION - NO CHAIN DELAY - CENTRAL LOCATION Looking for a mature traditional property which offers ample space, a quiet cul de sac location and the opportunity for you to apply your own stamp to create a home you can call your own? This bay fronted semi detached home is located off Latham Avenue, the perfect location for those with families having both primary and secondary schooling minutes away by foot. This particular property has been occupied for many happy years and is ready for its new owners to create the next story. Its bright and spacious layout lends its self perfectly if you like to entertain and having a west facing aspect means it's the perfect space for summer BBQ's. Why not take a closer look and see the huge potential this perfect family home has to offer.



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. 08/04/2025 10:29:35 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed French doors open to Entrance vestibule, double glazed internal door opens to hallway, wood effect flooring, fitted picture rail, coved ceiling, single panel radiator, one single, one double power points.

Ground Floor WC

Having low level WC, wash hand basin with mixer tap over, window to side elevation, fitted extractor fan, tile effect flooring.



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Lounge 13' 4" x 11' 11" (4.06m x 3.63m)

Wood effect laminate flooring, fitted picture rail, coved ceiling, double panel radiator, PVC double glazed bay window to front elevation, two single power points, fitted wall light.



Dining Room 12' 5" x 11' 10" (3.78m x 3.60m)

PVC double glazed window to rear elevation, double panel radiator, one double, two single power points, fitted wall lights, fitted picture rail.



Kitchen 17' 11" x 8' 2 maximum" (5.46m x 2.49m)

Having fitted base and wall units with single drainer stainless steel sink, inset four burner gas hob, highline electric double oven, plumbing and drainage for automatic washing machine, PVC double glazed windows and entrance door to side and rear elevation's, double panel radiator, two double power points.



First Floor Landing

Stairs from hall to first floor landing, window to side elevation.

Bedroom One Front 12' 0" x 10' 9" (3.65m x 3.27m)

PVC double glazed window to front elevation, single panel radiator, wood effect flooring, fitted picture rail, one double, one single power points.

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Bedroom Two Rear 10' 8" x 10' 5" (3.25m x 3.17m)

PVC double glazed window to rear elevation, single panel radiator, two single power points, fitted picture rail, wall mounted combination gas central heating boiler.

**Bedroom Three Front 8' 10" x 7' 2" (2.69m x 2.18m)**

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

Shower Room

Having low level WC, pedestal wash hand basin, corner walk in shower enclosure with mixer shower attachment, heated towel rail, two double glazed windows to side elevation's, access to loft.

**Externally**

Property forms part of Kent Grove, a desirable Cul de sac off Latham Avenue being fronted by a tarmac driveway with Wrought iron gates providing off road parking whilst also having a laid lawn garden with mature borders. To the rear there is an enclosed reasonable size garden all themed for ease of maintenance with paved patio, artificial lawn, mature borders also included in the sale is a garden shed and a greenhouse.

Tenure

This property is leasehold tenure with a term of 999 years from 19.6.1937. We have been informed by the seller that the current yearly charge is £4.

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Useful information about this property:

- NO CHAIN DELAY
- CUL DE SAC POSITION
- OFF ROAD PARKING
- WEST FACING REAR GARDEN
- CLOSE TO SCHOOLING
- AMPLE POTENTIAL
- MATURE FAMILY HOME
- COUNCIL TAX BAND: C

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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