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6 The Winnows
Runcorn
WA7 2DF
3 Bed Terrace House With
Garage

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£130,000

Viewing Advised



6 The Winnows, Halton Brook, Runcorn, Cheshire, WA7 2DF

SPACIOUS END TERRACE HOME - OPEN ASPECT TO FRONT - GARAGE TO REAR - POPULAR LOCATION This well loved three bedroom home is brought to the market with NO CHAIN DELAY and has been lovingly maintained throughout its current ownership. Offering excellent value thanks to a well proportioned layout which benefits from a ground floor WC and great size bedrooms. The local area is a great choice for those with younger families having schooling for all ages close by and with it being central within town a wealth of everyday amenities are just a short distance away. The accommodation briefly comprises of an entrance hallway with WC, lounge with dual aspect and kitchen dining room to the ground floor. At first floor level three bedrooms and a shower room with separate WC can be found, externally a fully paved garden fronts the property whilst an enclosed yard/garden with oversized garage is located to the rear. 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. 11/03/2025 16:47:18 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Hallway

PVC double glazed front door opens to Hallway, double panel radiator, built in storage cupboard- inner hallway there is a PVC double glazed entrance door to rear elevation.

Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over, tiled floor, fully tiled walls, PVC double glazed window to rear elevation.

Lounge **17' 11" x 10' 10" (5.46m x 3.30m)**

PVC double glazed windows to front and rear elevations, two double panel radiators, coved ceiling, two double and two single power points.

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Kitchen/ Dining Room 17' 11" x 8' 8" (5.46m x 2.64m)

Kitchen area has fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, in set four ring electric hob with electric double oven beneath and filter hood above, splash back tiling, plumbing and drainage for automatic washing machine, two double, one single power points, coved ceiling, tiled floor, PVC double glazed window to rear elevation. Dining area has wood effect laminate flooring, double panel radiator, PVC double glazed window to rear elevation, two double power points, coved ceiling.



First Floor Landing

Stairs from hall to first floor landing, useful built in storage cupboard housing wall mounted combination gas central heating boiler.

Bedroom One Front 14' 4" x 9' 10" (4.37m x 2.99m)

Two PVC double glazed windows to front elevation, double panel radiator, useful built in storage cupboard, coved ceiling, extensive built in fitted wardrobes with mirror fronted sliding doors, three single power points.



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Bedroom Two Front 11' 10" x 9' 0" (3.60m x 2.74m)

PVC double glazed window to front elevation, wood effect laminate flooring, coved ceiling, double panel radiator, two single power points, built in storage cupboard.

Bedroom Three Rear 10' 11" x 5' 11" (3.32m x 1.80m)

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

**Shower Room**

Having an over sized fully tiled walk in shower enclosure with mixer shower attachment, water fall style shower head and additional shower wand, over sized sink unit with vanity storage beneath and mixer tap over, fully tiled walls, PVC double glazed window to rear elevation, coved ceiling.

**Separate WC**

Having low level WC, fully tiled walls, PVC double glazed window to rear elevation.

Externally

Property stands in a prominent position being fronted by a fully paved low maintenance garden with views over an open green space in front whilst to the rear there is a fully enclosed fully paved yard with separate rear access and access to a over sized garage to the rear.

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Useful information about this property:

- WELL PROPORTIONED FAMILY HOME
- CENTRAL LOCATION
- CLOSE TO SCHOOLING
- NO CHAIN
- FREEHOLD TENURE
- OPEN ASPECT TO FRONT
- OVERSIZE GRACE 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.