

bp5582



6 Bray Close
Runcorn
WA7 2YB
2 Bed Semi Detached House

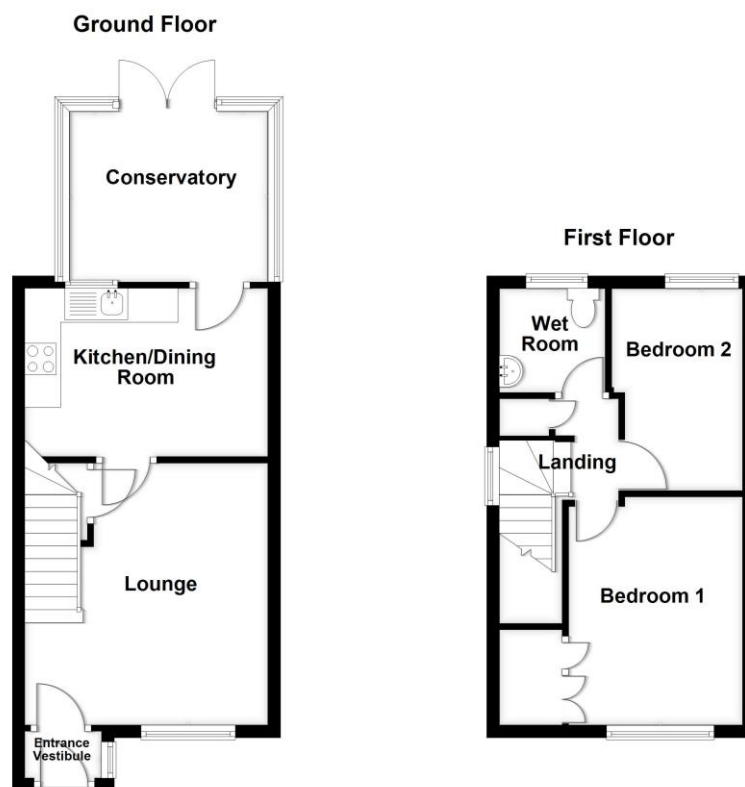
Shared Ownership
£75,000

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



6 Bray Close, Beechwood, Runcorn, Cheshire, WA7 2YB

* 50% SHARED OWNERSHIP - NO CHAIN DELAY - CUL DE SAC POSITION* Shared ownership offers an excellent opportunity for buyers to take their first steps into home ownership with a view of building to 100% ownership over time. This particular property stands within a small cul de sac on the ever popular Clifton Park development which is located in the Beechwood area of Runcorn. Having the added benefit of a recently updated 'Worcester' combination boiler and a conservatory to the rear which adds extra living space to this excellent starter home. If you're looking for a low maintenance value for money home this property in Bray Close is the perfect opportunity, arrange your viewing today! EPC:TBC. Please note, the monthly rent for the shared ownership is £196.32



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. 16/04/2025 15:06:06 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 front door opens to Entrance vestibule, tiled floor, one double power point, PVC double glazed window to side elevation.

Lounge 13' 7" x 12' 8" (4.14m x 3.86m)

PVC double glazed window to front elevation, single panel radiator, two double, one single power points, coved ceiling, built in under stairs storage cupboard.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Kitchen/ Dining Room 12' 8" x 8' 10" (3.86m x 2.69m)

Having fitted base and wall units comprising single drainer stainless steel sink with mixer tap over, four ring electric hob with electric oven beneath and filter hood above, splash back tiling, plumbing and drainage for automatic washing machine, three double, two single power points, single panel radiator, PVC double glazed window and entrance door to Conservatory.



Conservatory 10' 4" x 8' 11" (3.15m x 2.72m)

Having PVC double glazed units with French doors to rear elevation, single panel radiator, two double power points.

First Floor Landing

Stairs from lounge to first floor landing, PVC double glazed window to side elevation, one single power point, built in storage cupboard housing wall mounted combination gas central heating boiler.

Bedroom One Front 11' 6" x 9' 2" (3.50m x 2.79m)

PVC double glazed window to front elevation, single panel radiator, coved ceiling, two single power points, built in wardrobe, access to loft which is partially boarded with pull down ladder.



Bedroom Two Rear 10' 11" x 6' 5 maximum" (3.32m x 1.95m)

Thinking Of Selling Your Property? No Sale No Fee – Call Now.

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

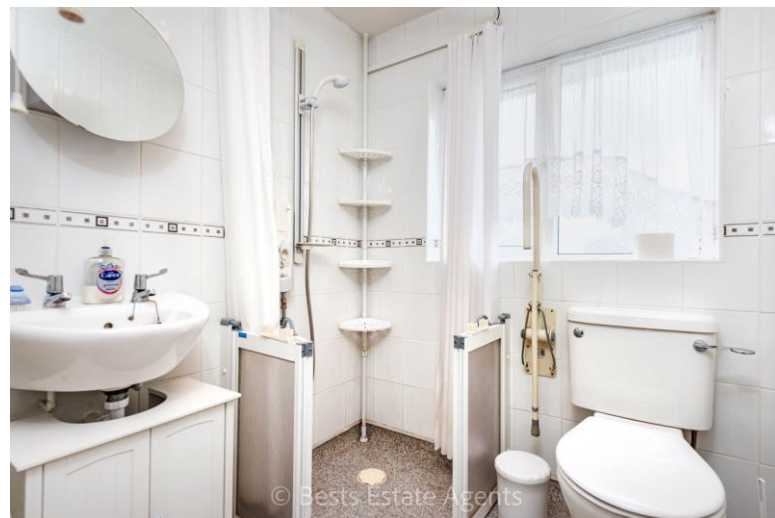


Wet Room

Having fully tiled walls, WC, wash hand basin, wall mounted electric shower, fitted extractor fan, PVC double glazed window to rear elevation, single panel radiator.

Externally

Property forms part of a small Cul de sac on the Clifton Park estate being fronted by a lawn garden and paved driveway providing off road parking, whilst to the rear there is a reasonable sized enclosed garden with laid lawn and paved patio, included in the sale is a Aluminium garden shed.



Tenure

This property is shared ownership leasehold with a term of 125 years from 125 years from 3 February 1984 leaving 84 years remaining. A monthly rent charge is payable for the 50% share currently set at £196.32. Applications must be sent to Your Housing Group.

Useful Information About This Property:

- 50% SHARED OWNERSHIP
- CUL DE SAC POSITION
- CONSERVATORY TO REAR
- NO ONWARD CHAIN
- UPDATED BOILER
- OFF ROAD PARKING

Thinking Of Selling Your Property? No Sale No Fee – Call Now.

- POPULAR BEECHWOOD AREA

- COUNCIL TAX BAND: B

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.