

BP5581



25 Melford Drive
Runcorn
WA7 5DG
2 Bed Detached Bungalow

Offers in Excess of
£220,000

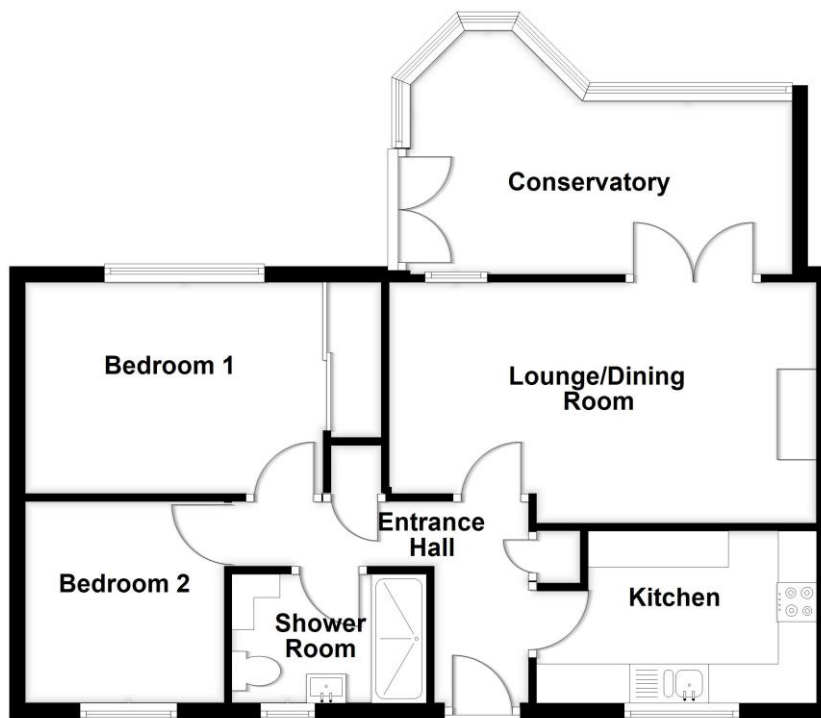
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25 Melford Drive, Runcorn, Cheshire, WA7 5DG

SOUTH FACING REAR GARDEN - CUL DE SAC POSITION - NO CHAIN - GREAT CONSERVATORY Latham Fields is a cluster of modern bungalows which are located off Latham Avenue, Runcorn. An established and highly regarded area which is centrally located with town having amenities and transport links close by. This two bedroom detached bungalow is brought to the market with no chain delay and would make the perfect choice for those who seek manageable accommodation which is arranged over one level. Enhanced by a great sized conservatory to the rear of the property, making the most of the views across the pleasant rear garden and the south facing rear aspect. If you're looking for a modern, detached bungalow which is perfectly placed in town then look no further and arrange your viewing today. EPC:TBC

Ground Floor



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 10:01:52 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance, PVC double glazed front door opens to hallway, wood effect laminate flooring, coved ceiling, two single panel radiator's, one single power point, two built in storage cupboards, access to loft.

Lounge/ Dining Room 17' 9" x 10' 1" (5.41m x 3.07m)

Double panel radiator, coved ceiling, electric convector fire, six double power points, PVC double glazed window and PVC French doors to conservatory.

Conservatory 16' 0" x 10' 2" (4.87m x 3.10m)

Having PVC double glazed units with French doors to side elevation, opening roof light, four double power points, double panel radiator, wood effect laminate flooring.

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Kitchen 11' 8" x 7' 2" (3.55m x 2.18m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer sink with mixer tap over, plumbing and drainage for automatic washing machine, inset four ring electric hob with electric double oven beneath and filter hood above, integrated fridge and freezer, splash back tiling, double panel radiator, PVC double glazed window to front elevation, tile effect flooring, three double power points, fitted mini ceiling down lighters.



Bedroom One Rear 12' 9" x 8' 10" (3.88m x 2.69m)

PVC double glazed window to rear elevation, single panel radiator, three double power points, coved ceiling, built in wardrobes.

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Bedroom Two Front 8' 6" x 8' 1" (2.59m x 2.46m)

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



Shower Room

A fully tiled room having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, over sized walk in shower enclosure with mixer shower, chrome effect heated towel rail, PVC double glazed window to front elevation, double panel radiator, fitted mini ceiling down lighters.



Externally

Property is fronted by a low maintenance and gravelled planted garden whilst a block paved driveway provides off road parking and leads to a detached garage having power and light, whilst to the rear there is a very reasonable sized garden themed for low maintenance having paved patio and gravelled sections with planting beds all of which is not directly overlooked and enjoys a south facing tree lined aspect.

Tenure

This property is freehold

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Useful information about this property:

- NO CHAIN DELAY
- SOUTH FACING ASPECT TO REAR
- DETACHED GARAGE
- GREAT CONSERVATORY
- NOT OVERLOOKED TO REAR
- LOW MAINTENANCE GARDENS
- POPULAR LOCATION
- 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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