

bp5493



38 De Lacy Row  
Castlefields  
Runcorn  
WA7 2NB  
3 Bedroom Mid Terraced House

Independent Family Owned Estate Agents  
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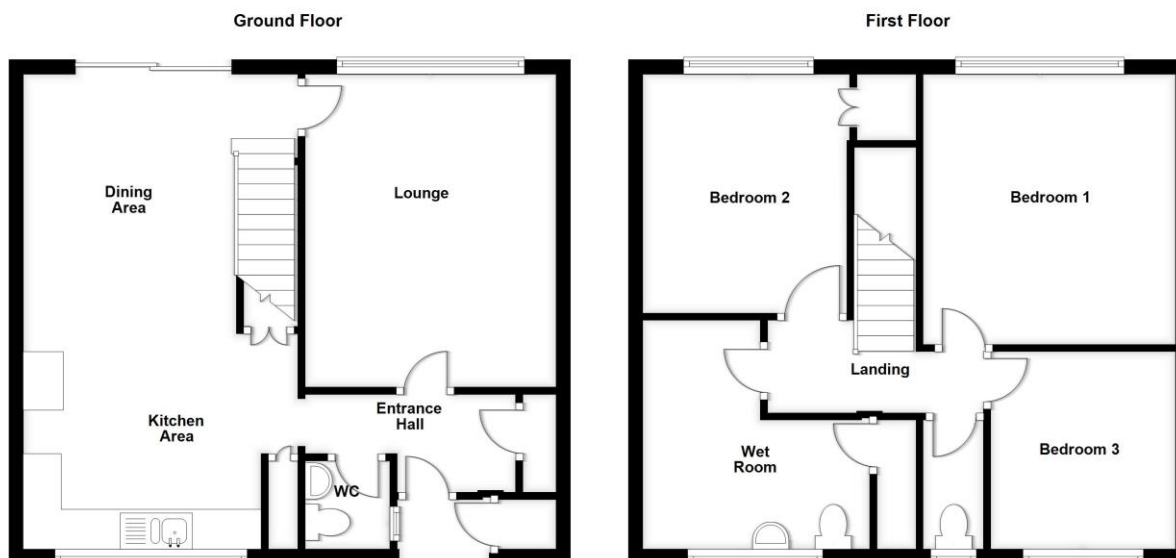
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**Offers in the Region  
Of £98,000**



### 38 De Lacy Row, Castlefields, Runcorn, Cheshire, WA7 2NB

**\*ATTENTION INVESTORS - SITTING TENANT - EXCELLENT SIZE MID TERRACE HOME\*** This mid row terrace home is brought to the market with long standing sitting tenant. The property stands on the popular Castlefields Estate, a central location within town having schooling and amenities close by. Representing an excellent opportunity for those investors who seek a property which returns rental yield from day one of purchase. This particular property boasts generous proportions throughout and also has a ground floor WC along with excellent sized bedrooms. Viewing can be arranged via our Runcorn



office and early inspection is advised. EPC:D(61)

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](http://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. 23/05/2025 11:17:05 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

#### **Entrance Hallway**

Recessed entrance with meters and bin store, PVC double glazed front door opens to hallway, single panel radiator, built in storage cupboard.

#### **Ground Floor Cloaks**

Low level WC, wash hand basin, window to front elevation.

#### **Kitchen/Dining Room 12' 6" x 21' 3" (3.81m x 6.47m)**

Kitchen area has a range of fitted base and wall units comprising of one and a half bowl stainless steel single drainer sink with high neck mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, two built in storage cupboards,

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PVC double glazed window to front elevation, one single and one double power points. Dining area has a double panel radiator, PVC double glazed sliding patio doors to rear



elevation, one double power point.

**Lounge 14' 5" x 11' 5" (4.39m x 3.48m)**

PVC double glazed sliding patio doors to rear elevation, single panel radiator, three double power points.



**First Floor Landing**

Stairs from dining area to first floor landing, double power point.

**Bedroom One Rear 12' 1" x 11' 5" (3.68m x 3.48m)**

PVC double glazed window to rear elevation, double panel radiator, two double power points.

**Bedroom Two Rear 10' 10" x 9' 5" (3.30m x 2.87m)**

PVC double glazed window to rear elevation, built in storage cupboard, one double power point, double panel radiator.

**Bedroom Three Front 8' 6" x 8' 9" (2.59m x 2.66m)**

PVC double glazed window to front elevation, wall mounted combination gas central heating boiler, single panel radiator, one double power point.

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**Wet Room**

A fully tiled room having low level WC and wash hand basin, chrome effect heated towel rail, wall mounted electric shower, PVC double glazed window to front elevation, built in storage cupboard, single panel radiator.

**Separate WC**

Having low level WC and PVC double glazed window to front elevation.

**Externally**

Property is fronted by a paved forecourt style garden whilst to the rear there is a fully enclosed reasonable sized garden with paved patio and separate rear access.



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### Useful Information About This Property:

- LONG STANDING SITTING TENANT
- YIELD GENERATING ASSET
- PVC DOUBLE GLAZING
- COMBINATION GAS HEATING
- GENEROUS PROPORTIONS
- POPULAR LOCATION
- TUCKED AWAY POSITION
- 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.

### Need A Mortgage?

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### Want To Know More Or Want A Viewing?

**Sales lines open:**

Monday to Friday  
9:00am | 5:30pm

Saturday  
9:30am | 2:00pm

After Hours Answer Phone

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