

BP5599



36 Kilncroft
Runcorn
WA7 6BQ
3 Bed Terrace House

£120,000

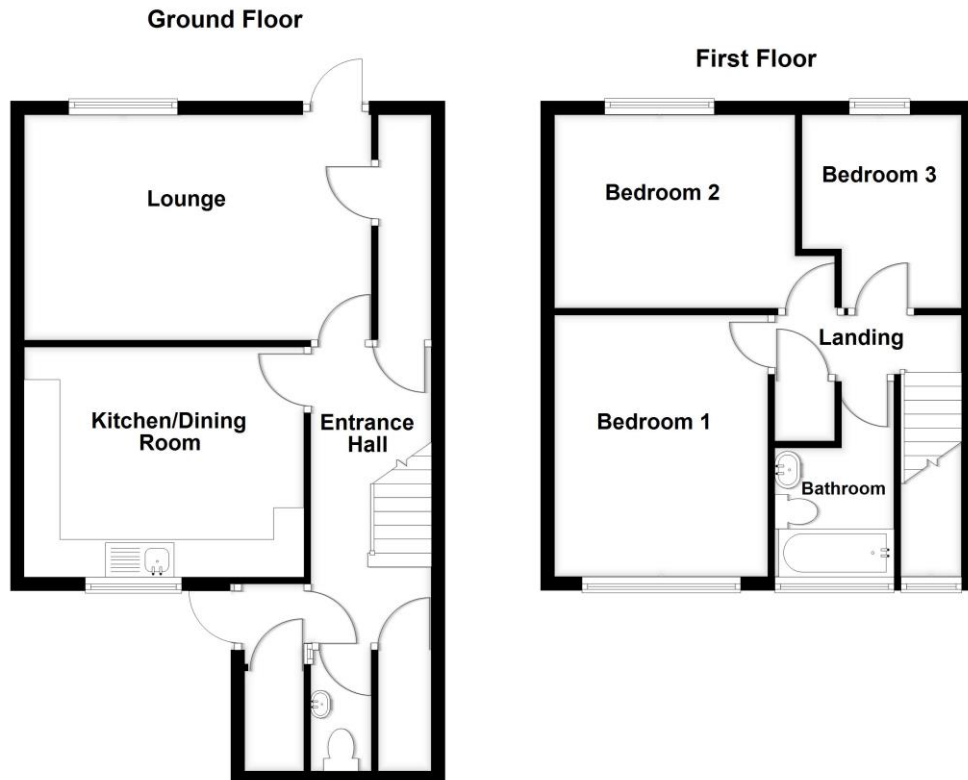
Viewing Advised

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



36 Kilncroft, Brookvale, Runcorn, Cheshire, WA7 6BQ

GENEROUS PROPORTIONS - POPULAR AREA - UPDATED BOILER- NO CHAIN DELAY - GROUND FLOOR WC This THREE bedroom mid terrace family home is located within the popular Brookvale development and offers buyers the chance to purchase a generously proportioned home which has great potential. This popular design is perfect for those with growing families having schooling, children's park and everyday amenities located close by. Briefly the property consists of an entrance hallway with WC and storage, an excellent size dining kitchen and a spacious lounge to the ground floor whilst three bedrooms and a family bathroom complete the first floor. Externally, communal parking is located to the front of the property along with a forecourt style garden, to the rear there is a reasonable sized garden offering potential. 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. 12/06/2025 16:45:16 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, built in bin store with meters and services, glazed panel door opens to hallway.

Entrance Hallway

Single panel radiator, two built in storage cupboards, single power point.

Ground Floor Cloaks

Low level WC and wash hand basin.



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

Lounge 16' 4" x 10' 9" (4.97m x 3.27m)

PVC double glazed window and entrance door to rear elevation, wood effect laminate flooring, double panel radiator, one double, one single power point.

Kitchen/Diner 13' 5" x 11' 6" (4.09m x 3.50m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, gas cooker point, splash back tiling, recently installed wall mounted combination gas central heating boiler, PVC double glazed window to front elevation, three double, one single power points.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to front elevation, double panel radiator, built in storage cupboard.

Bedroom One Front 12' 6" x 10' 1" (3.81m x 3.07m)

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

Bedroom Two Rear 13' 5 maximum" x 9' 10" (4.09m x 2.99m)

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



Bedroom Three Rear 9' 9" x 7' 9" (2.97m x 2.36m)

PVC double glazed window to rear elevation, one double power point.

Bathroom

Having a three piece suite comprising low level WC, pedestal wash hand basin and panel bath, splash back tiling, PVC double glazed window to front elevation.

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



Externally

Property is fronted by a small forecourt style garden whilst to the rear there is fully enclosed reasonably sized garden mostly being fully paved.



Useful information about this property:

- GENEROUS SIZE
- PVC DOUBLE GLAZING
- UPDATED BOILER
- NO CHAIN
- AMPLE POTENTIAL
- GROUND FLOOR WC
- POPULAR AREA
- 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.

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