

bp5654



315 The Glen
Runcorn
WA7 2TG
3 Bed Terrace House with
Conservatory

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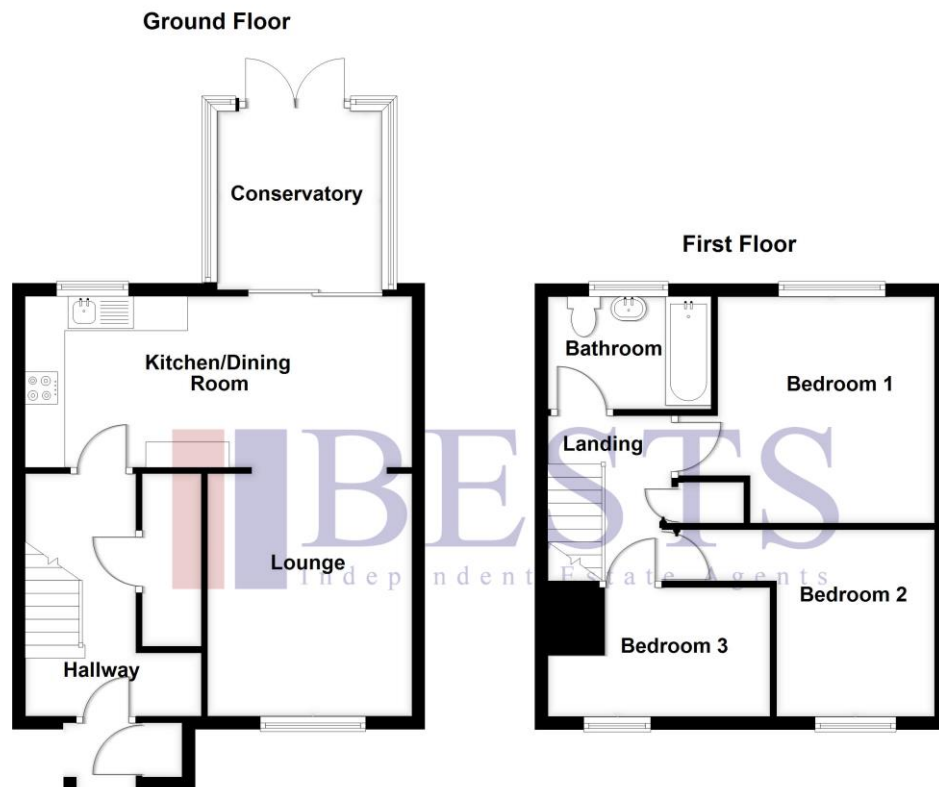
£125,000

Viewing Advised



315 The Glen, Palacefields, Runcorn, Cheshire, WA7 2TG

Freehold - Chain Free - Conservatory This three bedroom mid terrace home is brought to the market with no chain delay and would make an excellent first time buy or investment purchase. The Glen is a popular development located within a short walk of primary schooling and everyday amenities. The property offers a great social, open plan layout to the ground floor, consisting of a good sized entrance hallway with storage, a bright kitchen/dining area flowing into a spacious lounge, and a conservatory to the rear. Upstairs there are three bedrooms and a family bathroom. Communal parking is available to the front, while the rear garden offers ample potential, being of a reasonable size, not directly overlooked, and enjoying a southerly aspect. A home that would make a perfect choice for those looking to take their first step into home ownership — early viewing is strongly advised.



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. 03/11/2025 09:22:48 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Canopied entrance with bin store, PVC double glazed entrance door opens to hall, wood effect laminate flooring, single panel radiator, fitted mini ceiling down lighters, one single power point, large built in storage cupboard.

Lounge 12' 3" x 10' 5" (3.73m x 3.17m)

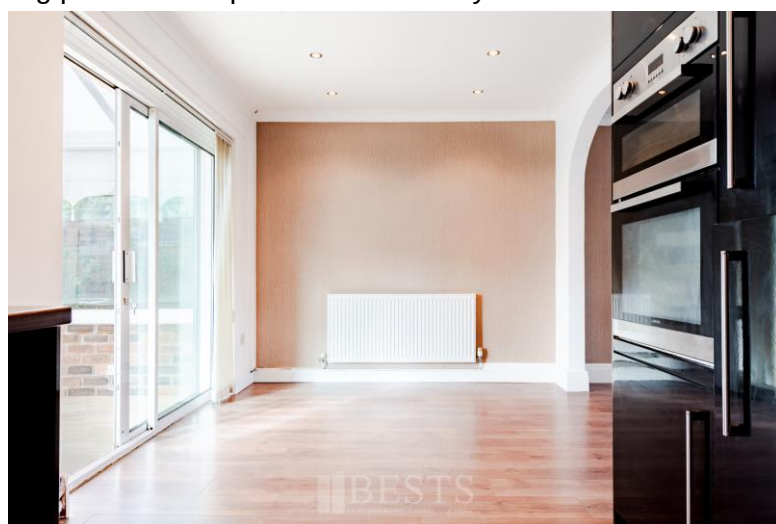
PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, coved ceiling, three single power points.

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Kitchen/ Dining Room 19' 7" x 8' 10" (5.96m x 2.69m)

Kitchen area has a range of high gloss fitted base and wall units with single drainer stainless steel sink, high neck mixer tap over, inset four ring electric hob with filter hood above, highline electric double oven, integrated dishwasher, plumbing and drainage for automatic washing machine, three single, two double power points, splash back tiling, fitted mini ceiling down lighters, wood effect laminate flooring, single panel radiator, PVC double glazed window to rear elevation, sliding patio doors open to conservatory.

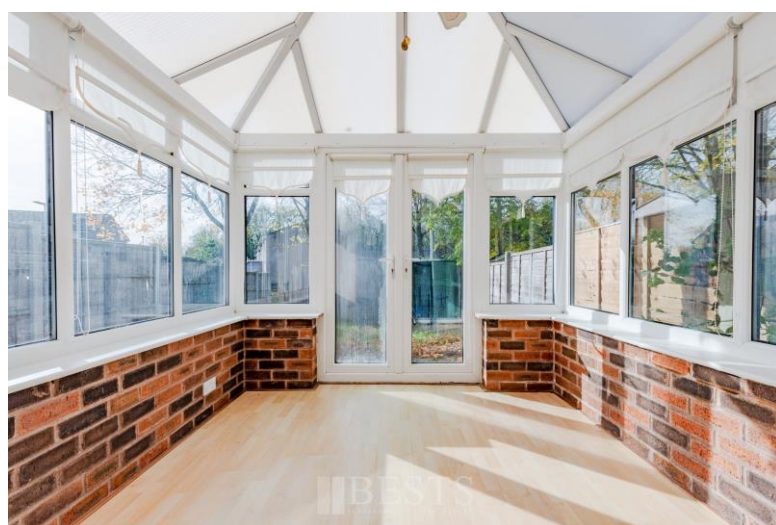


Conservatory 9' 1" x 8' 5" (2.77m x 2.56m)

Having PVC double glazed units with French doors opening to rear elevation, wood effect laminate flooring, two double power points, fitted ceiling fan.

First Floor Landing

Stairs from hall to first floor landing, built in storage cupboard housing wall mounted combination gas central heating boiler, access to loft, fitted mini ceiling down lighters.



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Bedroom One Rear 13' 2 maximum" x 11' 8 maximum" (4.01m x 3.55m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, two single power points.



Bedroom Two Front 9' 5" x 8' 1" (2.87m x 2.46m)

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

Bedroom Three Front 8' 1" x 6' 6" (2.46m x 1.98m)

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator.



Bathroom

A fully tiled room having a white three piece suite comprising low level WC, pedestal wash hand basin, panel bath, fully tiled walls, tiled floor, single panel radiator, PVC double glazed window to rear elevation, fitted mini ceiling downlighters.

Externally

Property stands at the head of a small cul de sac being fronted by a front garden whilst to the rear there is a very reasonable sized garden which is not directly overlooked and enjoys a south facing aspect.



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Useful Information About This Property:

- Great First Buy
- Southerly Aspect To Rear
- Conservatory
- No Chain Delay
- Close To Amenities
- Open Plan Layout
- Communal Parking To Front
- 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.

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