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11 Westfield Road  
Runcorn  
WA7 4DF  
2 Bedroom End Terraced House

£125,000

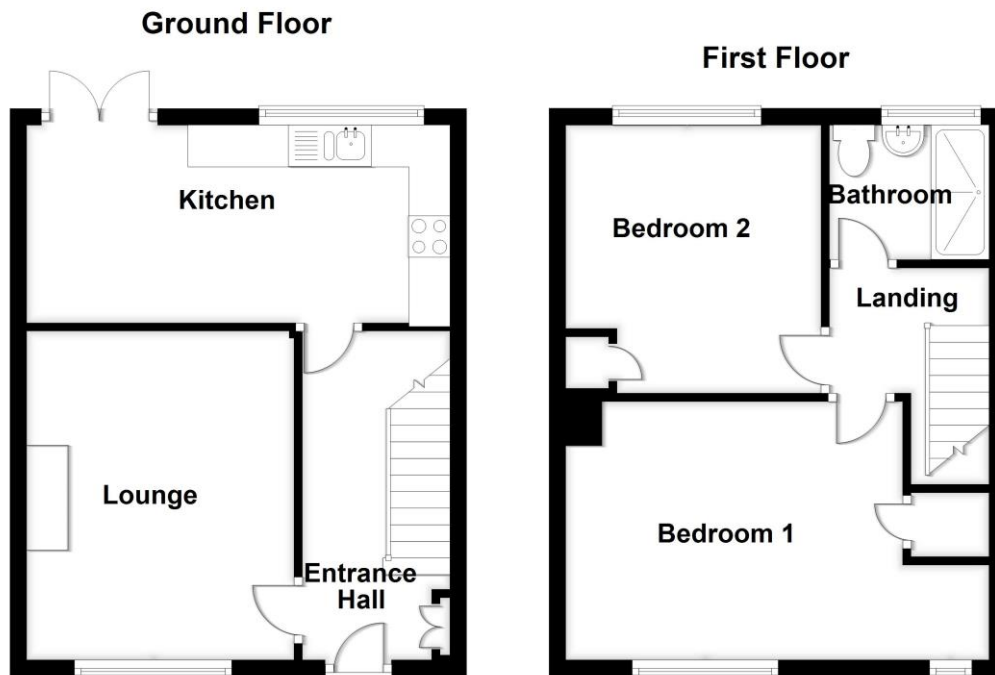
Viewing Advised

Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk  
[www.bests.co.uk](http://www.bests.co.uk)



## 11 Westfield Road, Runcorn, Cheshire, WA7 4DF

**\*END TERRACE - POPULAR AREA - TWO DOUBLE BEDROOMS - NO CHAIN\*** This popular two bedroom design offers surprisingly spacious accommodation and is brought to the market with **NO CHAIN DELAY**. Perfectly suited to first time buyers and investors alike, occupying an excellent position within town having everyday amenities including Runcorn Railway Station close by. Consisting of an entrance hallway, lounge and full width kitchen diner to the ground floor whilst two double bedrooms and a shower room complete the first floor. Externally, well maintained, mature gardens can be found with the rear having useful brick built garden stores. A property which would make an excellent first home for those seeking to take their first steps into home ownership. 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](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. 10/07/2024 10:36:02 The content of these sales details are the copyright of Bests Estate Agents.

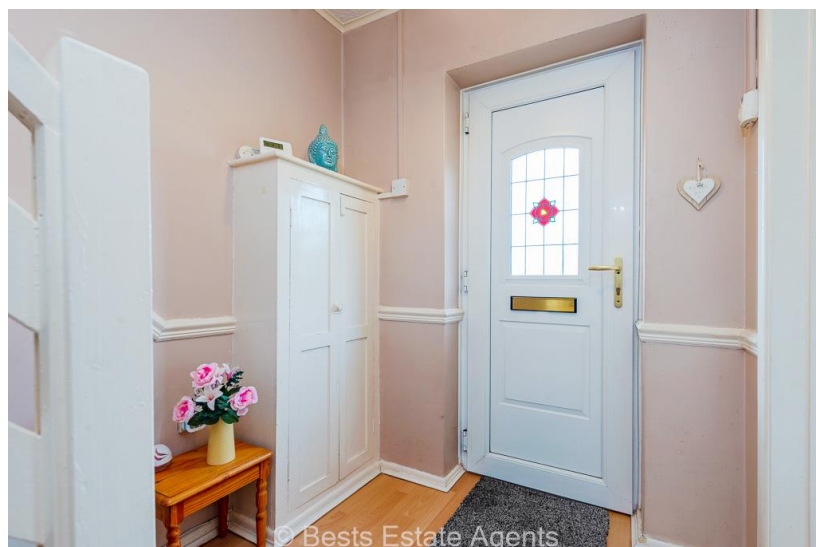
**The property comprises in more detail as follows;**

### **Entrance Hallway**

Canopied entrance, PVC double glazed front door opens to hallway, single panel radiator, fitted dado rail, coved ceiling, wood effect laminate flooring, meters and services cupboard, one single power point.

### **Lounge 13' 1" x 10' 7" (3.98m x 3.22m)**

PVC double glazed window to front elevation, double panel radiator, two double power points, coved ceiling, fitted dado rail, living flame coal effect gas fire.



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**Kitchen/Diner 17' 0" x 7' 11" (5.18m x 2.41m)**

Kitchen area has a range of fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, splash back tiling, three double power points, tiled floor, plumbing and drainage for automatic washing machine, PVC double glazed window to rear elevation, coved ceiling. Dining area has a double panel radiator, tiled floor, double power point, coved ceiling, PVC double glazed French doors to rear elevation.



**First Floor Landing**

Stairs from hall to first floor landing, fitted dado rail, coved ceiling, access to loft.

**Bedroom One Front 16' 11 maximum" x 10' 1" (5.15m x 3.07m)**

Two PVC double glazed windows to front elevation, single panel radiator, one single and one double power points, built in storage cupboard.

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### **Bedroom Two Rear 11' 0" x 10' 3" (3.35m x 3.12m)**

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

### **Shower Room**

A fully tiled room with low level WC, wash hand basin, oversized walk in shower enclosure with wall mounted electric shower, window to rear elevation, single panel radiator.



### **Externally**

Property stands in an elevated position along Westfield Road being fronted by well tended lawn garden with mature hedgerows whilst to the rear there is a fully enclosed reasonable sized garden with paved patio area, brick built garden stores, separate side access and laid lawn garden.



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**Useful Information About This Property:**

- NO CHAIN DELAY
- END OF TERRACE
- FREEHOLD TENURE
- IDEAL FIRST HOME
- POPULAR AREA
- CLOSE TO RUNCORN RAILWAY STATION
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND: A

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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.