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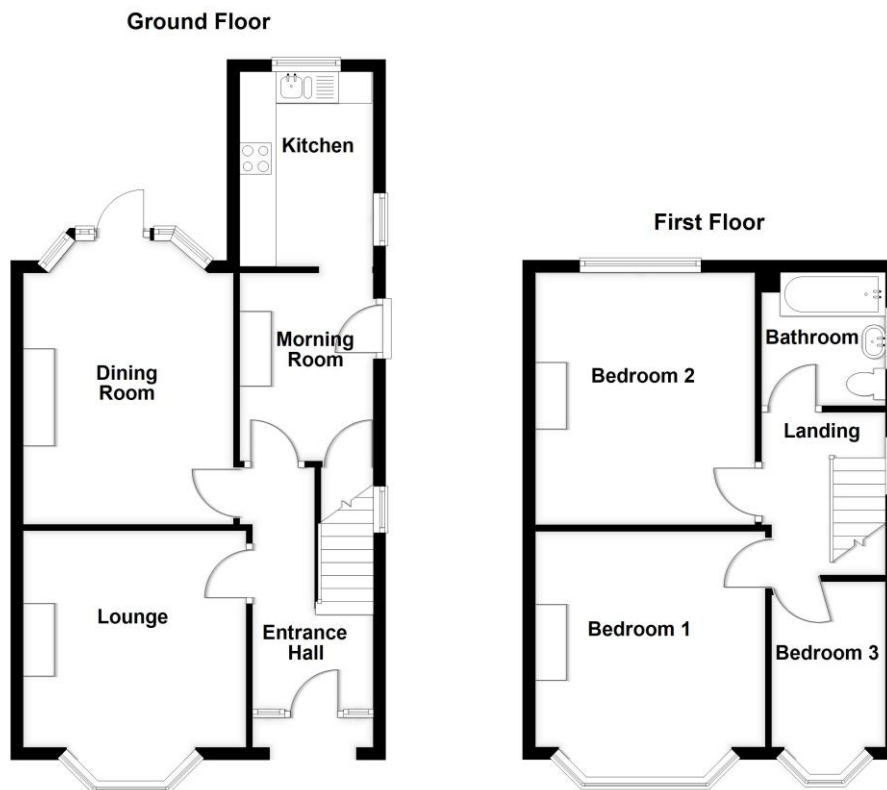
24 Roland Avenue
Runcorn
WA7 4TY
3 Bed Semi Detached House

**Offers in Excess of
£210,000**

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24 Roland Avenue, Runcorn, Cheshire, WA7 4TY

NO CHAIN DELAY - EXCELLENT SIZE REAR GARDEN - GARAGE TO REAR - CLOSE TO STATION If you're looking for a mature, bay fronted three bedroom semi detached home which you can apply your own stamp to over time then this particular property is certainly worthy of closer inspection. Standing along Roland Avenue, an established area with Runcorn Railway Station, Old Town & Runcorn Hill just a short walk away. Offering buyers scope to apply their own scheme of improvements over time yet still retaining that period charm associated with this popular property type. A bright and welcoming entrance hall greets viewers and has all main ground floor rooms off including the lounge and dining room which both have parquet flooring and bay windows whilst the morning room leads through into the kitchen which has high gloss units. At first floor level there are three bedrooms, two of which are generous doubles whilst the family bathroom completes the first floor. Externally, a paved driveway fronts the property and to the rear there is a detached garage and a larger than average garden which enjoys a westerly aspect and has huge potential for green fingered buyers to create their dream outside space. EPC: D(58)



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. 19/03/2025 16:03:30 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; recently installed double glazed front door opens to entrance hallway, double panel radiator, one double power point, fitted picture rail.

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Lounge 12' 7" x 11' 6" (3.83m x 3.50m)

Parquet flooring, fitted picture rail, PVC double glazed bay window to front elevation, double panel radiator, decorative fire surround, four double power points.



Dining Room 14' 10" x 10' 11" (4.52m x 3.32m)

Parquet flooring, double panel radiator, fitted picture rail, three double power points, PVC double glazed bay window and entrance door to rear elevation, decorative fire surround.



Morning Room 9' 8" x 6' 8" (2.94m x 2.03m)

Single panel radiator, PVC double glazed door to side elevation, two double power points, wall mounted combination gas central heating boiler, tiled floor, built in under stairs storage cupboard with PVC double glazed window to side elevation.

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Kitchen 10' 8" x 6' 10" (3.25m x 2.08m)

Having a range of high gloss fitted base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, inset four burner gas hob with filter hood above and highline electric double oven, plumbing and drainage for automatic washing machine, single panel radiator, tiled floor, splash back tiling, three double, two single power points, PVC double glazed windows to side and rear elevations.

**First Floor Landing**

Stairs from hall to first floor landing, PVC double glazed window to side elevation, one double power point, access to loft.

Bedroom One Front 12' 11 into bay window" x 11' 7" (3.93m x 3.53m)

PVC double glazed bay window to front elevation, double panel radiator, fitted dado rail, three double power points.

Bedroom Two Rear 13' 3" x 10' 11" (4.04m x 3.32m)

PVC double glazed window to rear elevation, double panel radiator, fitted picture rail, three double power points.

**Bedroom Three Front 10' 2 into bay window" x 6' 2" (3.10m x 1.88m)**

PVC double glazed bay window to front elevation, double panel radiator, two double power points, fitted picture rail.

Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin and panel bath with electric shower over, splash back PVC panels, double panel radiator, PVC double glazed window to side elevation, fitted extractor fan.

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Externally

Property is fronted by a low maintenance frontage and a paved driveway providing off road parking, timber gates lead to a detached garage at the rear whilst the rear garden is a larger than average size having paved patio, laid lawn and offers ample potential.



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Useful information about this property:

- FREEHOLD TENURE
- RECENTLY REPAINTED
- GARAGE TO REAR
- LARGER THAN AVERAGE GARDEN
- CLOSE TO STATION
- NO CHAIN DELAY
- COMBINATION GAS CENTRAL HEATING
- 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.