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41 Compass Close  
Runcorn  
WA7 6DL  
3 Bed Terraced House

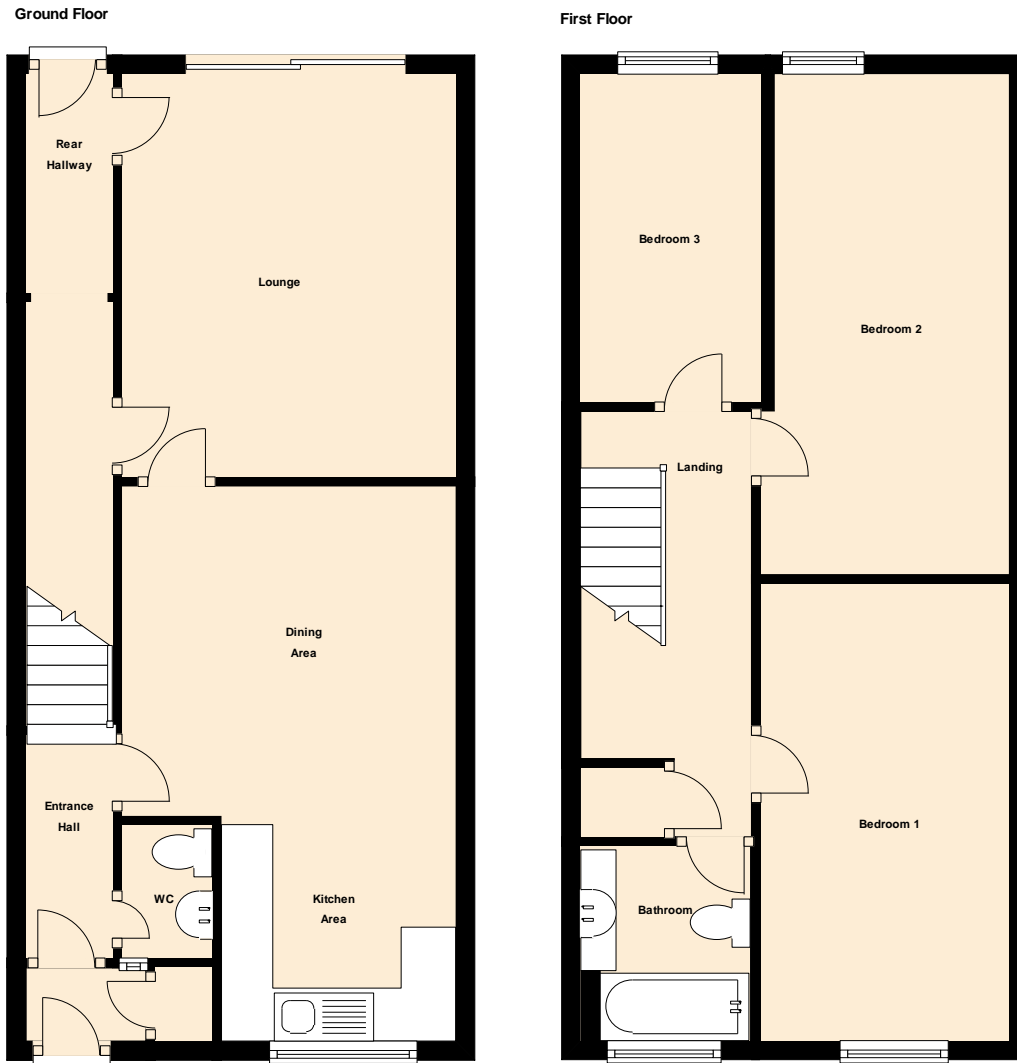
£85,000

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



## 41 Compass Close, Murdishaw, Runcorn, Cheshire, WA7 6DL

This three bedroom mid row property is brought to the market with no chain delay and is perfect for buyers who like to implement a scheme of renovations. Offering excellent proportions throughout and standing in a popular and convenient area having schooling for all ages and plenty of everyday amenities all within walking distance makes this a perfect buy to let property. Consisting of hallway with WC, open plan kitchen dining room and lounge to the ground floor whilst three bedrooms and a family bathroom can be found at first floor level. Externally, communal parking is located to the front of the property whilst the enclosed rear garden is not directly overlooked. EPC:C(75)



**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. 27/11/2023 14:50:22 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Storm Porch**

PVC double glazed entrance door opens to storm porch, meters and services cupboard and bin store, PVC double glazed window.

### **Hallway**

Double glazed door opens to hallway, single panel radiator.

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### Ground Floor Cloaks

Low level WC, wash hand basin.

### Kitchen 7' 10" x 6' 11" (2.39m x 2.11m)

Having fitted base and wall units comprising single drainer stainless steel sink, plumbing and drainage for automatic washing machine, floor standing gas central heating boiler, two double power points.

### Dining Room 11' 6" x 11' 3" (3.50m x 3.43m)

Double panel radiator, one single power point.



### Lounge 13' 9" x 11' 6" (4.19m x 3.50m)

Double panel radiator, one double one single power point, PVC double glazed sliding patio doors open to lean to conservatory, built in large storage cupboard with glazed panel door to rear elevation.



### First Floor Landing

Stairs from hall to first floor landing, access to loft, two built in storage cupboards one housing wall mounted gas central heating boiler.

### Bedroom One Front 15' 7" x 8' 6" (4.75m x 2.59m)

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

### Bedroom Two Rear 16' 8" x 8' 6" (5.08m x 2.59m)

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



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### **Bedroom Three Rear 10' 6" x 5' 11" (3.20m x 1.80m)**

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

### **Bathroom**

Having a white suite comprising low level WC, panel bath with electric shower over, wash hand basin, splashback tiling, PVC double glazed window to front elevation.



### **Externally**

Property is fronted by a forecourt style garden whilst to the rear there is a fully enclosed garden with separate rear access.

### **Useful Information About This Property:**

- NO CHAIN
- CLOSE TO AMENITIES
- REFURBISHMENT OPPORTUNITY
- COMMUNAL PARKING TO FRONT
- PVC DOUBLE GLAZING
- GROUND FLOOR WC
- WELL PROPORTIONED
- 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.