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29 Collier Street
Runcorn
WA7 1HB
2 Bed Terraced House

£100,000

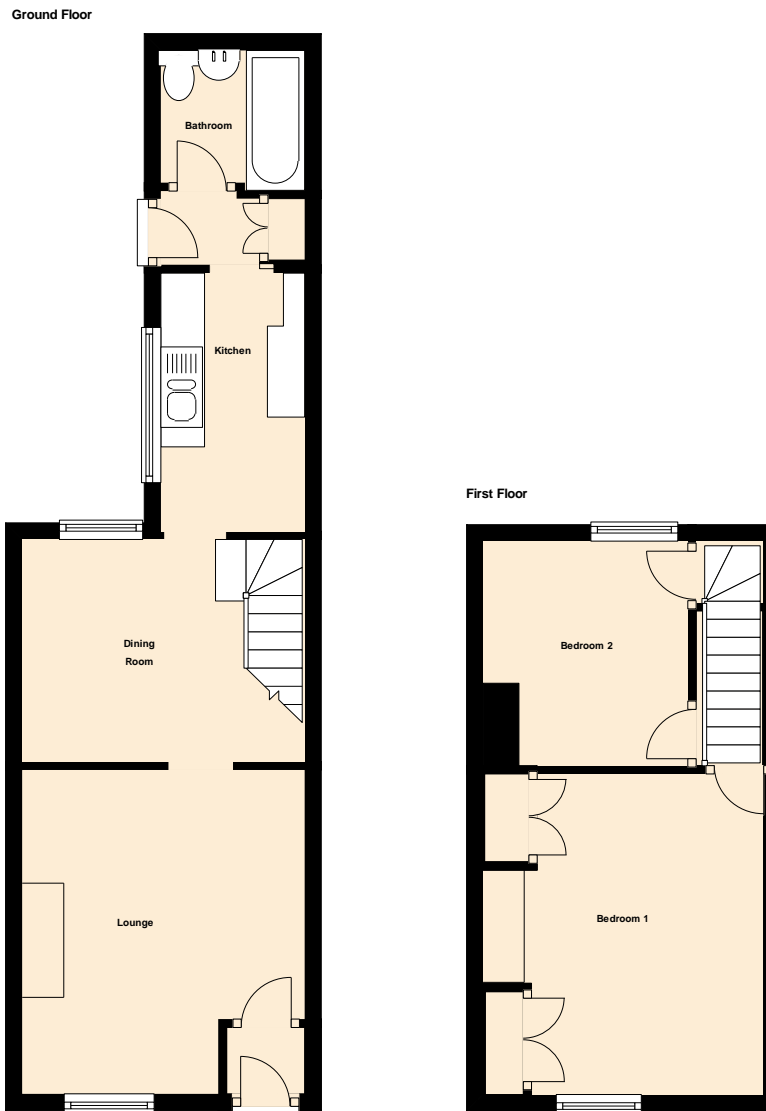
Viewing Advised

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29 Collier Street, Runcorn, Cheshire, WA7 1HB

ATTENTION FIRST TIME BUYERS & INVESTORS Bests are pleased to bring to the market this well presented two bedroom mid terraced property which appeals to first time buyers or investors alike. The property is located within a short walk of Runcorn town centre and enjoys a pleasant aspect from the front towards the Silver Jubilee Bridge. The accommodation is warmed by combination gas fired central heating and benefits from PVC double glazing, briefly comprising of lounge with separate dining room, kitchen and modern bathroom to ground floor. At first floor level there are two bedrooms. Externally, there is street parking and an enclosed rear yard which enjoys a southerly aspect. EPC D(66). Early inspection 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. 15/03/2024 14:57:21 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed front door opens to an entrance vestibule, door opens to the lounge.

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Lounge 13' 1" x 11' 2" (3.98m x 3.40m)

Fire surround housing a coal effect living flame gas fire, fitted picture rail, PVC double glazed window to front elevation, single panel radiator, five double power points.



Dining Room 11' 2" x 8' 9" (3.40m x 2.66m)

Single panel radiator, PVC double glazed window to rear elevation, stairs to first floor, three double power points.



Kitchen 10' 3" x 5' 10" (3.12m x 1.78m)

Having a range of recently updated base and wall units, comprising an inset one and a half bowl single drainer stainless steel sink with high neck mixer taps over, gas cooker point, plumbing and drainage for an automatic washing machine, splash back tiling, ceramic tiled floor, wall mounted combination gas central heating boiler, three double and two single power points, fitted filter hood.



Rear Entrance Hall

With PVC double glazed door leading to side access.

Bathroom

Having a white suite, comprising panel bath with electric shower over, wash hand basin, low level WC., single panel radiator, PVC double glazed window to side elevation, attractive tiling, fitted extractor.

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First Floor

Stairs from dining room to first floor, access to loft.

Bedroom One Front 13' 0" x 11' 2" (3.96m x 3.40m)

Double panel radiator, PVC double glazed window to front elevation with views to the Silver Jubilee Bridge, four double power points, built in alcove wardrobes.

Bedroom Two Rear 8' 8" x 8' 3" (2.64m x 2.51m)

One double power point, single panel radiator, PVC double glazed window to rear elevation, built-in cupboard.



Externally

With street parking and enclosed rear yard, which enjoys a fair degree of sunshine.

Useful Information About This Property:

- CLOSE TO OLD TOWN
- VIEW TOWARDS RUNCORN BRIDGE TO FRONT
- COMMUNAL PARKING TO FRONT
- IDEAL FIRST HOME
- POPULAR AREA
- PVC DOUBLE GLAZING
- COMBINATION GAS CENTRAL HEATING
- Council Tax Band: A

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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.