

BP5311



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46 Allendale
Runcorn
WA7 6PR
2 Bed Detached House (Former 3
Bedroom)

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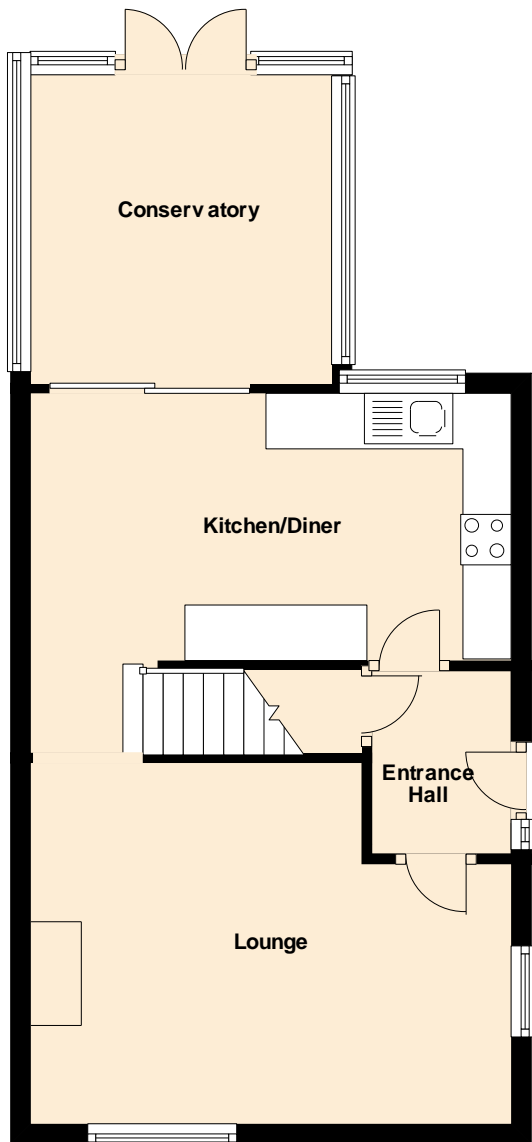
Offers Over
£180,000



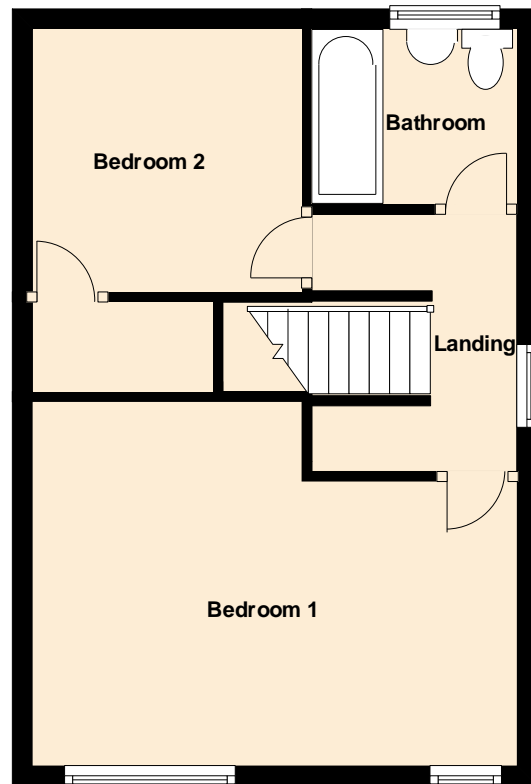
46 Allendale, Runcorn, Cheshire, WA7 6PR

FORMER THREE BEDROOM DETACHED HOME - NO CHAIN Bests Estate Agents bring this former THREE bedroom property to the open market with the advantage of NO ONWARD CHAIN. Having been slightly reconfigured at first floor level with the amalgamation of bedroom one and three which could easily be reinstated with minimal cost. Standing in an appealing position along Allendale Which is located near Runcorn Town Park having amenities and schooling close by. The property has recently been redecorated with fresh floor coverings in many areas leaving a fresh and welcoming feel throughout. Consisting of; Entrance hall, lounge with dual aspect, kitchen dining room and a useful conservatory to the ground floor whilst at first floor level two bedrooms and a shower can be found. Externally, the property is fronted bay a lawn garden and tarmac driveway which provides off road parking and leads to a detached garage. The rear

Ground Floor



First Floor



garden is a manageable size and has a paved patio area. EPC:D(66)

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. 02/09/2023 11:14:36 The content of these sales details are the copyright of Bests Estate Agents.

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The property comprises in more detail as follows;

Entrance

Canopied entrance, PVC double glazed, opens to entrance hall, two single power points, meters and services cupboard, built in under stairs storage cupboard.

Lounge 15' 6" x 11' 6" (4.72m x 3.50m)

PVC double glazed windows to front and side elevation, double panel radiator, living flame gas fire standing on decorative hearth and back, one double and 3 single power



points, coved ceiling.

Kitchen/Diner 15' 7" x 8' 7" (4.75m x 2.61m)

Kitchen area has a range of base and wall units comprising of single drain and sink with neck mixer tap over, four ring electric hob with filter hood above, high line electric double oven, integrated dishwasher, plumbing and drainage for automatic washing machine, splashback tiling, PVC double glazed window to rear elevation, two single and two double power points, coved ceiling. Dining area, fitted wall lights, tall contemporary style fitted wall radiator, one double power point, PVC double glazed sliding doors into



conservatory

Conservatory 10' 0" x 9' 11" (3.05m x 3.02m)

PVC double glazed units with french doors opening to rear elevation, one single power point, tall single contemporary style radiator.

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First Floor Landing

Stairs to first floor landing, PVC double glazed window to side elevation, double panel radiator, one single power point.

Bedroom One Front 15' 7" x 8' 9" (4.75m x 2.66m)

8ft 9 widening to 11ft7, two PVC double glazed windows to front elevation, two single panel radiators, built in wardrobes, three single and one double powerpoint.



Bedroom Two Rear 8' 9" x 8' 8" (2.66m x 2.64m)

PVC double glazed window to rear elevation, single panel radiator, one double and one single power point, built in storage cupboard housing a wall mounted combination gas central heating boiler with single panel radiator and shelving.

Shower Room

Low level WC, wash hand basin with mixer tap over with vanity storage beneath, over sized walk in shower enclosure, wall



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mounted electric shower, PVC double window to rear elevation, splash back tiling, chrome effect heated towel rail.

Externally

The property stands in a prominent position being fronted by a lawned garden and a tarmaced driveway providing offroad parking leading to a detached single garage with roller shutter style door. Whilst to the rear there is a fully enclosed garden with paved patio areas, lawned garden area and included in this sale are two garden sheds.



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Useful Information About This Property:

- FORMER THREE BEDROOM DETACHED
- DETACHED GARAGE
- POPULAR LOCATION
- CONSERVATORY
- CLOSE TO AMENITIES
- NO CHAIN DELAY
- PVC DOUBLE GLAZED
- 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.