

bp5357



39 Betchworth Crescent
Clifton Park, Runcorn
WA7 2YA
Extended 2 Bed Semi Detached
Bungalow

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£180,000

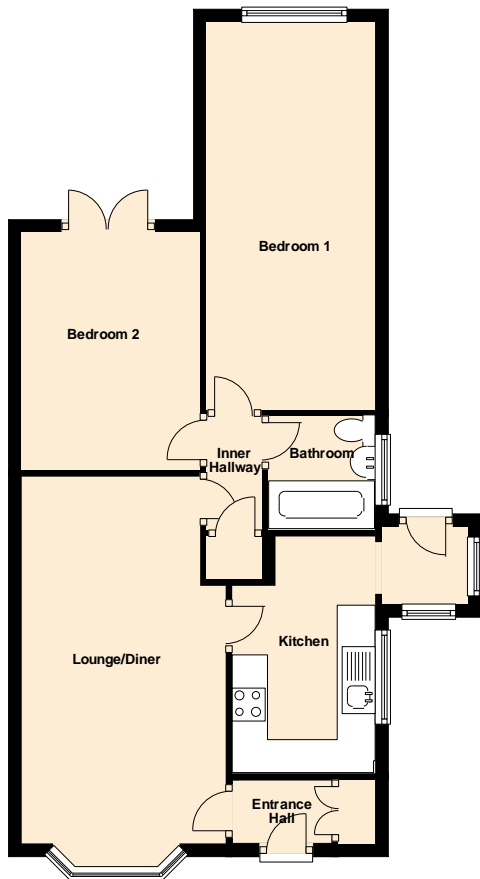
Viewing Advised



39 Betchworth Crescent, Beechwood, Runcorn, Cheshire, WA7 2YA

EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW IN POPULAR LOCATION This well cared for two bedroom semi detached home has been extended to the rear to accommodate an excellent size main bedroom along with a side entrance porch. The current owner has lovingly maintained the property over the years having well tendered gardens, the rear of which is larger than average and has multiple paved areas, a timber summer house and the former garage providing ample storage. Offering manageable sized accommodation which briefly consists of a entrance hall with storage, lounge dining room, kitchen, shower room and two double bedrooms internally, whilst a paved driveway provides parking to the front. A property which we feel would impress those who view, especially parties who enjoy outdoor space and have a passion for gardening. EPC:TBC

Ground Floor



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. 30/10/2023 13:01:01 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, single panel radiator, built in cupboard, single power point.

Lounge/ Diner 18' 4" x 10' 3" narrowing to 8'7" at dining area" (5.58m x 3.12m)

PVC double glazed bay window to front elevation, single panel radiator, two double one single power point, telephone extension point, coved ceiling.



Kitchen 11' 4" x 7' 2" (3.45m x 2.18m)

Having a range of fitted base and wall units comprising single drainer acrylic style sink with high neck mixer tap over, four burner gas hob with electric oven beneath, filter hood

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above, attractive splashback tiling, tile effect laminate flooring, three single four double power points, double panel radiator, PVC double glazed window to side elevation.



Extended side entrance porch

Tile effect laminate flooring, two PVC double glazed windows and PVC entrance door to rear elevation.

Inner Hallway

Built in storage cupboard, access to loft with pull down ladder, coved ceiling.

Bedroom One Rear 19' 5" x 8' 7" (5.91m x 2.61m)

An extended room, single panel radiator, PVC double glazed window to rear elevation, four double power points, coved ceiling, extensive built in fitted wardrobes.



Bedroom Two Rear 11' 9" x 9' 0" (3.58m x 2.74m)

PVC double glazed French doors to rear elevation, single panel radiator, one single one double power points.

Shower Room

A recently updated room having a white suite comprising low level WC, wash hand basin with mixer tap over vanity storage beneath, over sized walk in shower enclosure with mixer shower attachment, waterfall style shower head and additional shower wand, fitted mini ceiling down lighters, extractor fan, PVC double glazed window to side elevation, chrome effect heated towel rail, wood effect laminate flooring.

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Externally

To the front of the property there is a laid lawn garden with mature hedgerow, whilst a tarmac driveway provides ample off road parking, to the rear of the property there is a larger than average fully enclosed garden with multiple paved patio zones, laid lawn garden with mature borders, greenhouse, useful garden shed, a summer house, along with a sectional concrete former garage with metal up and over door, side access which is currently used as a garden store.



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Useful Information About This Property:

- EXTENDED TO REAR
- EXCELLENT SIZE REAR GARDEN
- POPULAR LOCATION
- WELL PRESENTED
- TWO DOUBLE BEDROOMS
- UPDATED SHOWER ROOM
- ARRANGED OVER ONE LEVEL
- COUNCIL TAX BAND: B

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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.