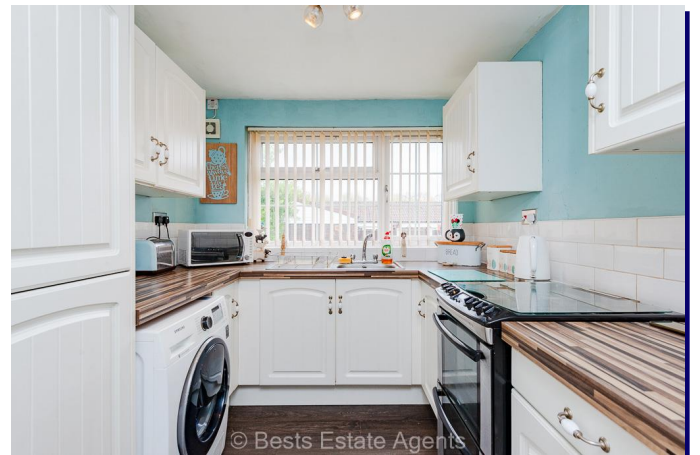


bp5430



21 Kingshead Close  
Runcorn  
WA7 2JF  
3 Bed End Terraced Bungalow

**£125,000**

**Viewing Advised**

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



## 21 Kingshead Close, Castlefields, Runcorn, Cheshire, WA7 2JF

**\*CONVENIENTLY PLACED - SPACIOUS DESIGN\*** Are you looking for a spacious bungalow which offers excellent value for money? This THREE bedroom end terrace bungalow will certainly be worthy of closer inspection. Conveniently placed within Runcorn and offering well laid out accommodation with great proportions throughout. This particular property has a modern kitchen, fully tiled shower room and also benefits from combination gas central heating and PVC double glazing. A welcoming hallway with French doors to the rear garden greets viewers and leads to a lounge and good size kitchen diner, three bedrooms and a shower room complete the internal accommodation provided within this great value home. An ideal purchase for a wide range of buyers and closer inspection is recommended. 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](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. 23/04/2024 15:32:29 The content of these sales details are the copyright of Bests Estate Agents.

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

### Entrance Vestibule

PVC double glazed double doors open to entrance vestibule, meters and bin store.

### Entrance Hallway

PVC double glazed front door opens to entrance hallway, wood effect laminate flooring, double panel radiator, PVC double glazed French doors to rear elevation, fitted dado rail, built in storage cupboard housing wall mounted combination gas central heating boiler.



**Thinking Of Selling Your Property? No Sale No Fee – Call Now.**

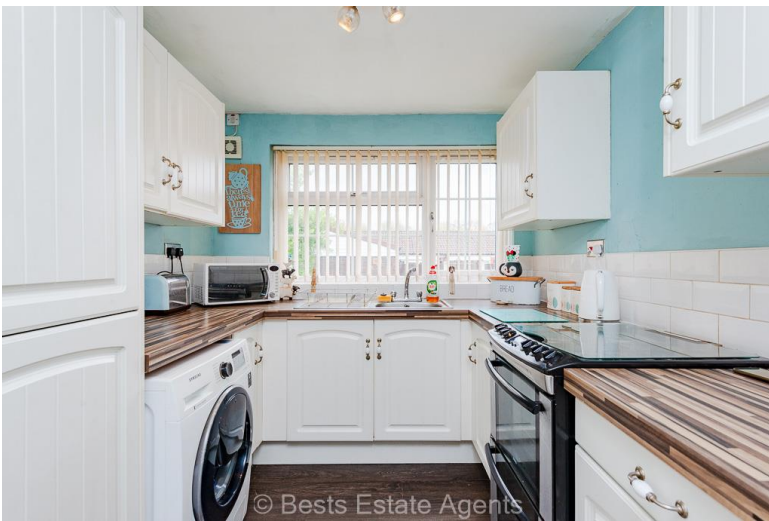
**Lounge 13' 9" x 10' 5" (4.19m x 3.17m)**

Wood effect laminate flooring, two single panel radiators, PVC double glazed window to rear elevation, fitted dado rail, three double power points.



**Kitchen/Dining Room 15' 11" x 9' 10" narrowing to 7' 8" in kitchen area (4.85m x 2.99m)**

Kitchen area has a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, gas cooker point, splash back tiling, PVC double glazed window to front elevation, plumbing and drainage for automatic washing machine, two double and one single power points. Dining area has a single panel radiator, wood effect laminate flooring, PVC double glazed window to side elevation, built in pantry cupboard, one double power point.



**Inner Hallway**

Two built in storage cupboards, single panel radiator, wood effect laminate flooring, fitted wall lights, access to loft, one double power point.

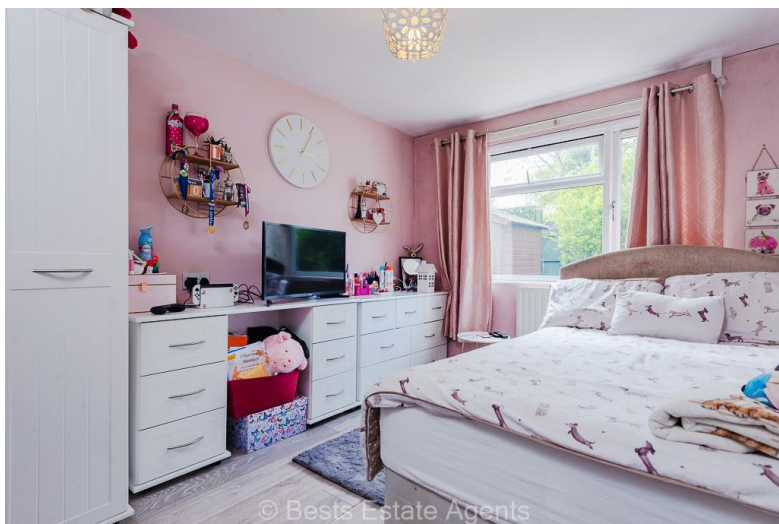
**Bedroom One 15' 7" x 8' 9" (4.75m x 2.66m)**

PVC double glazed window to side elevation, double panel radiator, three double power points.

**Thinking Of Selling Your Property? No Sale No Fee – Call Now.**

**Bedroom Two 12' 5" x 8' 11" (3.78m x 2.72m)**

PVC double glazed window to side elevation, wood effect laminate flooring, single panel radiator, two double power points.

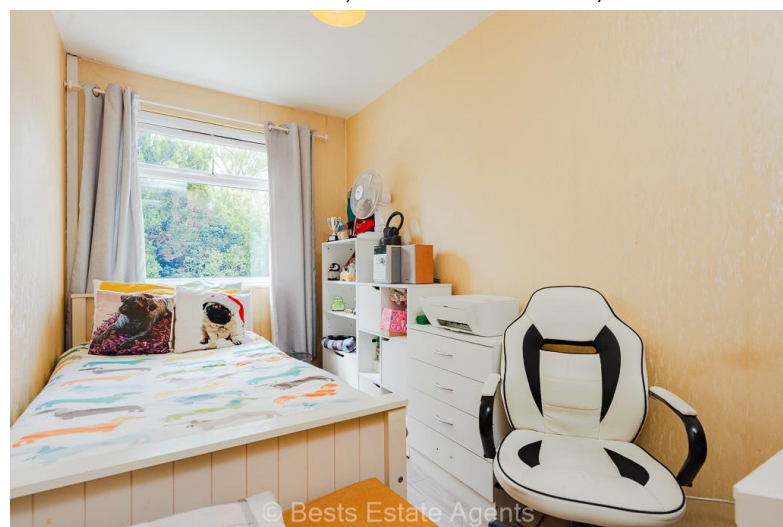


**Bedroom Three 12' 5" x 6' 0" (3.78m x 1.83m)**

Wood effect laminate flooring, single panel radiator, PVC double glazed window to side elevation, two double power points.

**Shower Room**

An updated fully tiled room having a white suite comprising low level WC, wash hand basin with mixer tap over, oversized fully tiled wall in shower enclosure, wall mounted electric shower, chrome effect heated towel rail, two PVC double glazed windows to front elevation, fitted extractor fan, tiled floor.



**Externally**

To the rear of the property there is a fully enclosed very reasonable sized garden having paved patio area and laid lawn garden.



Please note a service charge of £40 per month is payable on this property.

**Useful Information About This Property:**

- END TERRACE BUNGALOW
- WELL PROPORTIONED
- COMBINATION GAS HEATING
- PVC DOUBLE GLAZING
- PLEASANT REAR GARDEN
- POPULAR LOCATION
- ARRANGED OVER ONE LEVEL
- 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.