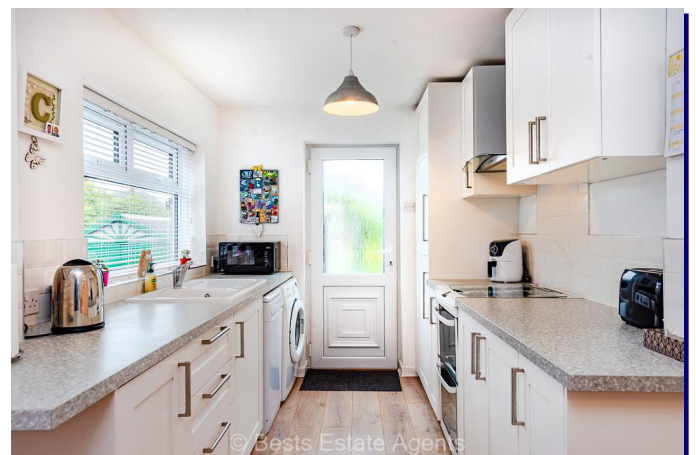


bp5432



12 Lyndon Grove
Runcorn
WA7 5PP
3 Bed Semi Detached House

Offers in the Region Of
£210,000

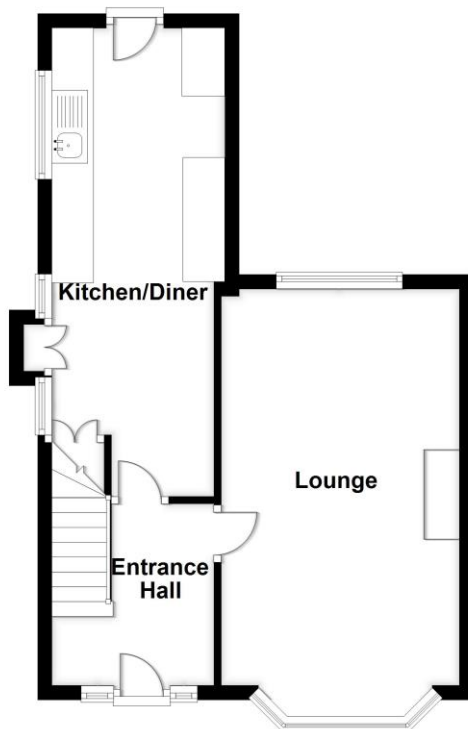
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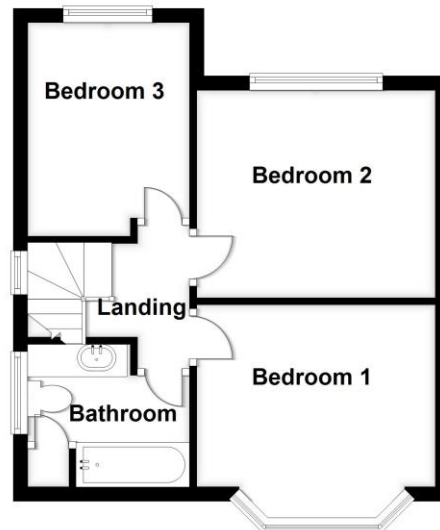
12 Lyndon Grove, Runcorn, Cheshire, WA7 5PP

*CUL DE SAC POSITION - CLOSE TO HIGHLY REGARDED SCHOOLING * Lyndon Grove, a small cul de sac located off Norman Road making it the perfect location for those who seek highly regarded schooling for children of all ages. This mature home is presented to pleasing standards and has a light and appealing feel through out. The accommodation briefly consists of an entrance hall, lounge with dual aspect and a great sized kitchen dining room to the ground floor whilst three bedrooms and a family bathroom complete the first floor. Externally a fully paved frontage provides ample off road parking whilst the very reasonable size rear garden has a laid lawn, paved patio and a useful detached garage/workshop. This charming semi detached home offers a rare chance to purchase within a conveniently placed cul de sac within an established and highly regarded area of Runcorn. EPC:TBC

Ground Floor



First 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. 22/04/2024 13:26:15 The content of these sales details are the copyright of Bests Estate Agents.

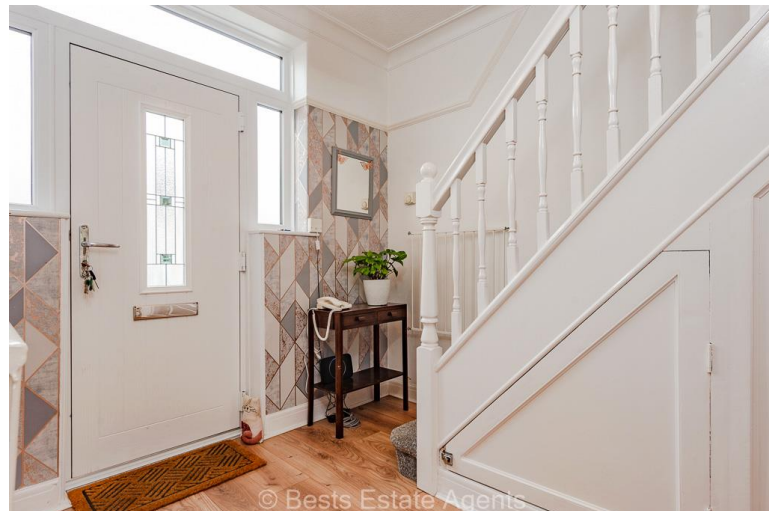
The property comprises in more detail as follows;

Entrance Hall

Recently installed composite double glazed front door opens to entrance hall, double panel radiator, wood effect laminate flooring, one double and one single power point, coved ceiling, fitted picture rail.

Lounge 18' 1" x 10' 11" (5.51m x 3.32m)

PVC double glazed bay window to front elevation, PVC double glazed window to rear elevation, one double and one single panel radiator, four double power points, fitted wall lights, coved ceiling, in set living flame gas fire.



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



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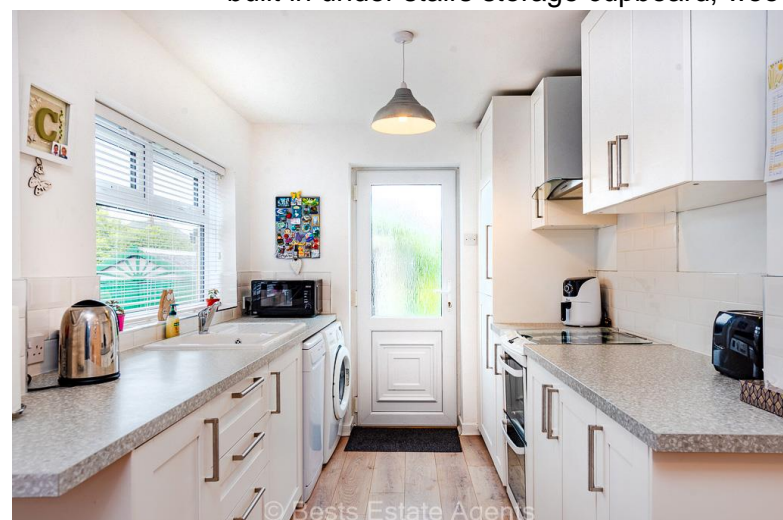
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Kitchen/Dining Room 21' 6" x 7' 5" (6.55m x 2.26m)

Kitchen area has recently installed fitted base and wall units comprising single drainer sink with high neck mixer tap over, plumbing and drainage for automatic washing machine and slim line dishwasher, integrated fridge and freezer, gas cooker point, attractive splash back tiling, three double power points, wood effect laminate flooring, PVC double glazed entrance door to rear elevation, PVC double glazed window to side elevation. Dining area has a double panel radiator, three double power points, concealed combination gas central heating boiler, two double glazed windows to side elevation, built in under stairs storage cupboard, wood effect laminate flooring.

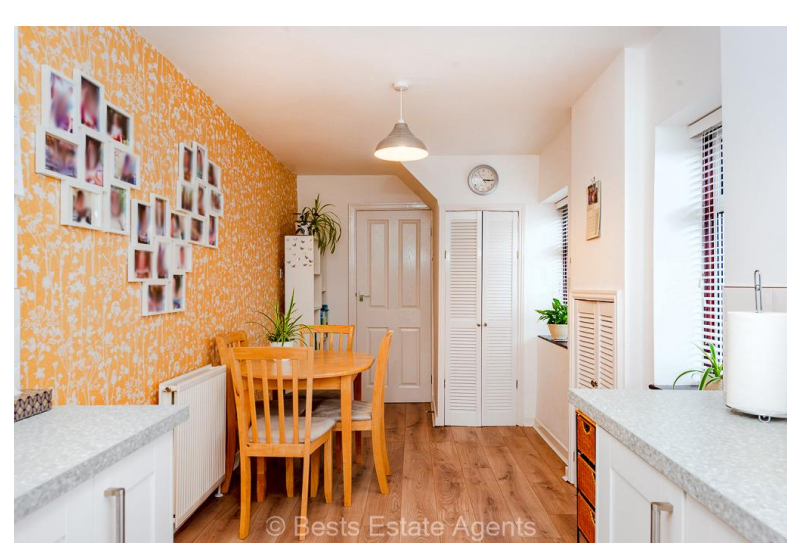


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First Floor Landing

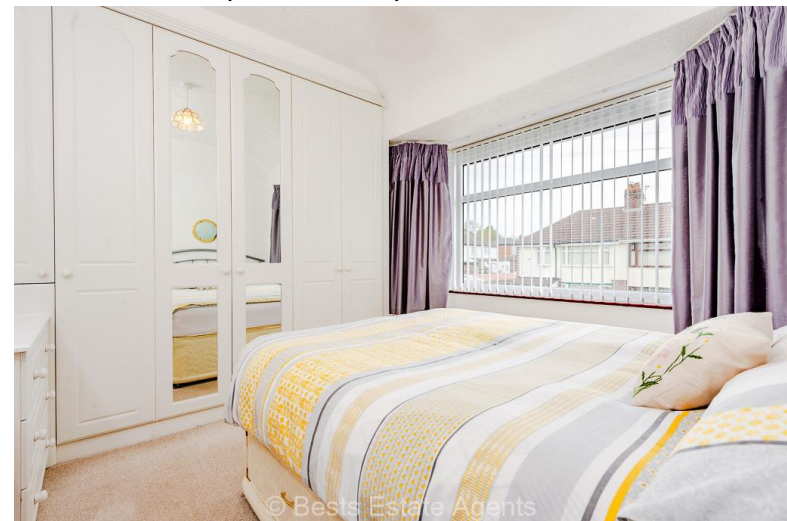
Stairs from hall to first floor landing, double glazed window to side elevation, access to loft.

Bedroom One Front 10' 11 into fitted wardrobes" x 10' 4" (3.32m x 3.15m)

PVC double glazed bay window to front elevation, double panel radiator, built in fitted bedroom furniture, two double power points.

Bedroom Two Rear 9' 8" x 11' 1" (2.94m x 3.38m)

PVC double glazed window to rear elevation, double panel radiator, two double power points, fitted picture rail.



Bedroom Three Rear 9' 10" x 7' 5" (2.99m x 2.26m)

PVC double glazed window to rear elevation, two double power points, fitted mini ceiling down lighters, fitted picture rail.

Bathroom

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



Externally

Property forms part of a small cul de sac off Norman Road having a paved frontage providing off road parking whilst to the rear of the property there is a fully enclosed very reasonable sized garden with detached garage with metal up and over door, laid lawn and paved patio area.

Useful Information About This Property:

- CUL DE SAC POSITION
- WELL PRESETNED
- CLOSE TO HIGHLY REGARDED SCHOOLING
- CENTRAL LOCATION
- AMPLE OFF ROAD PARKING
- UPDATED KITCHEN
- 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.