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14 Farnley Close
Runcorn
WA7 6NN
3 Bed Semi Detached House

Shared Ownership
£80,000

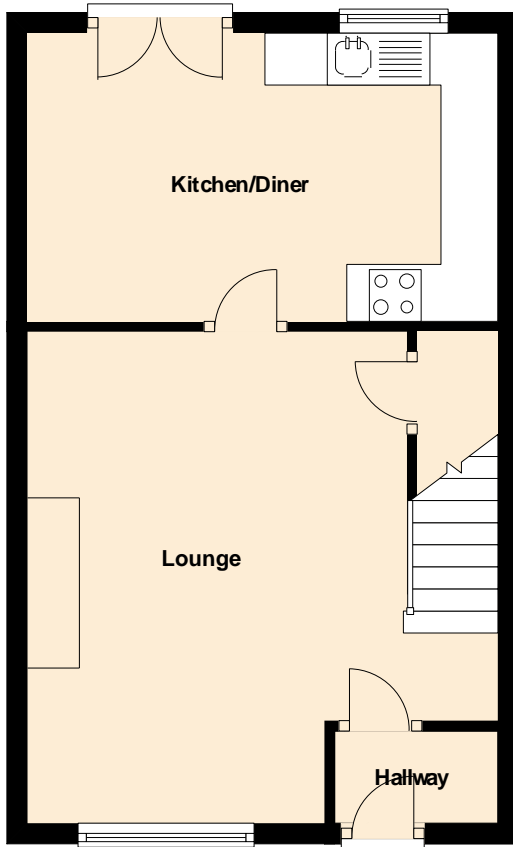
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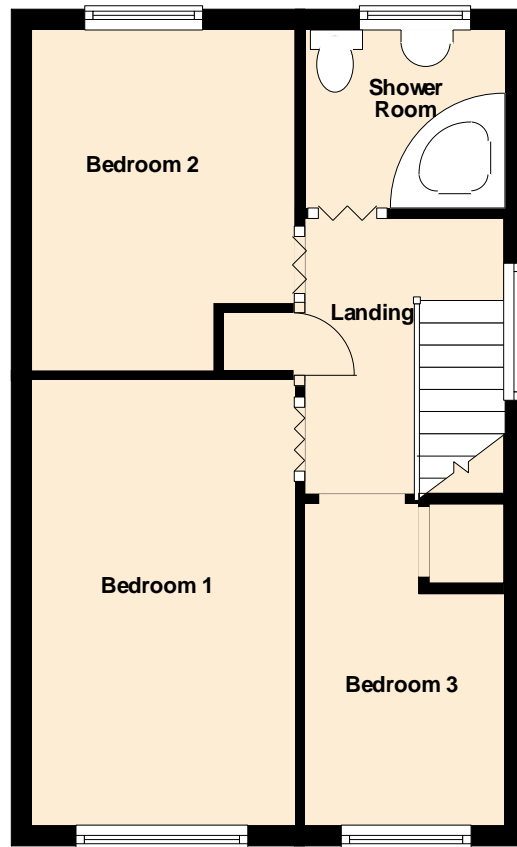
14 Farnley Close, Windmill Hill, Runcorn, Cheshire, WA7 6NN

50% SHARED OWNERSHIP HOME - EXCELLENT FIRST BUY OPPORTUNITY This THREE bedroom semi detached home is located within the popular Norton area and is offered for sale as 50% shared ownership. This buying scheme offers people the opportunity to purchase a percentage share of a property with a monthly rental amount charged for the remaining share. Standing in a CUL DE SAC position and having off road parking along with an brilliant sized rear garden which enjoys a southerly aspect. Internally, the accommodation consists of entrance vestibule, lounge and kitchen diner to the ground floor whilst three bedrooms and a shower room complete the first floor. Combination gas central heating is installed along with PVC double glazing. Early viewing is advised. 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. 28/02/2024 15:56:12 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

Canopied entrance - PVC double glazed front door opens to entrance vestibule.

Lounge 15' 7" x 14' 11" (4.75m x 4.54m)

Wood effect laminate flooring, double panel radiator, PVC double glazed window to front elevation, built in under stairs storage cupboard, three double and one quadruple power points, fitted wall lights.

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Kitchen/Diner 14' 9" x 9' 0" (4.49m x 2.74m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, in set four ring electric hob with fitted filter hood above, plumbing and drainage for automatic washing machine, high line electric oven, splash back tiling, tiled floor, PVC double glazed window and French doors to rear elevation, wall mounted combination gas central heating boiler, fitted dado rail, three single and one quadruple power points.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, quadruple power point, built in storage cupboard, fitted dado rail.

Bedroom One Front 13' 10" x 8' 4" (4.21m x 2.54m)

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator, one single and one double power point.

Bedroom Two Rear 8' 4" x 10' 10" (2.54m x 3.30m)

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



Bedroom Three Front 10' 1" x 6' 3 into fitted wardrobes" (3.07m x 1.90m)

PVC double glazed window to front elevation, wood effect laminate flooring, fitted wardrobes, two single power points, built in storage cupboard.

Shower Room

Having a white three piece suite comprising WC, pedestal wash hand basin with mixer tap over, fully tiled corner walk in shower enclosure with electric shower, splash back tiling, tiled floor, PVC double glazed window to rear elevation.



Externally

Property is fronted by a laid lawn garden and paved driveway providing off road parking whilst to the rear there is a very reasonable sized garden split over two levels having paved patio areas to the lower section with low maintenance partly paved and artificial grass area to the top level.



Please Note:

This property is shared ownership, a monthly rental amount of £118.03 and monthly service charge of £7.07 is payable for the remaining share.

Useful Information About This Property:

- 50% SHARED OWNERSHIP
- OFF ROAD PARKING
- SOUTHERLY ASPECT TO REAR
- POPULAR NORTON LOCATION
- COMBINATION GAS CENTRAL HEATING
- NO CHAIN DELAY
- PVC DOUBLE GLAZING
- Council Tax Band: B

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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.