

bp5394



35 Cunningham Drive
Runcorn
WA7 4DL
3 Bed End Terraced House

£125,000

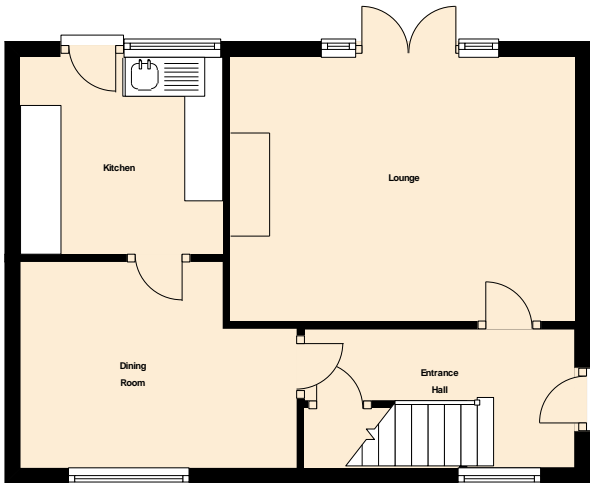
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



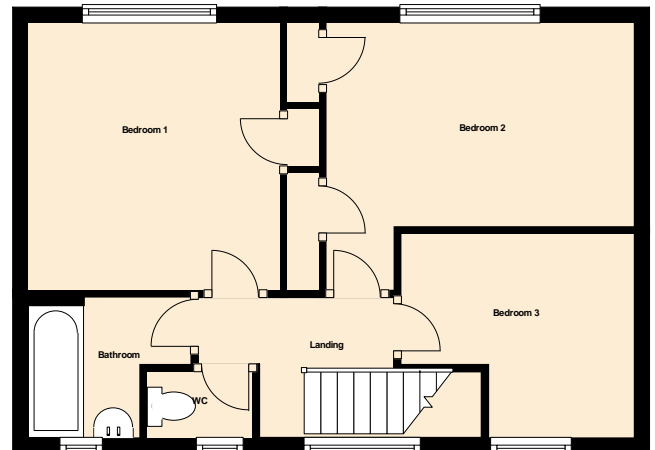
35 Cunningham Drive, Runcorn, Cheshire, WA7 4DL

SPACIOUS END TERRACE HOME IN POPULAR AREA - AMPLE SCOPE This THREE bedroom end terrace home is brought to the market with NO CHAIN DELAY and would make a perfect home for those looking to apply their own scheme of improvements. Offering generous proportions throughout which consists of entrance hall, lounge dining room and kitchen to the ground floor whilst three bedrooms and a bathroom with separate WC complete the first floor. Externally, the property is fronted by a lawn garden with mature perimeter hedge row whilst the rear garden is an excellent size. A property which offers ample potential and would make a perfect home for those seeking a property to apply their own stamp and create their perfect home. 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.voagov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 06/02/2024 12:18:18 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to hallway, PVC double glazed window to front elevation, single panel radiator, built in under stairs storage cupboard, one double power point.

Lounge 14' 5" x 11' 2" (4.39m x 3.40m)

Double glazed French doors to rear elevation, living flame coal effect gas fire, two double power points, fitted wall lights.

Dining Room 11' 6" x 8' 7" (3.50m x 2.61m)

PVC double glazed window to front elevation, double panel radiator, two double power points.

Kitchen 8' 7" x 8' 6" (2.61m x 2.59m)

Having a range of fitted base and wall units comprising single drainer stainless steel sink, gas cooker point, two double and one single power points, tiled floor, PVC double glazed window and entrance door to rear elevation.

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



First Floor Landing

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

Bedroom One Rear 11' 4" x 10' 5" (3.45m x 3.17m)

PVC double glazed window to rear elevation, single panel radiator, two double power points, built in storage cupboard.

Bedroom Two Rear 12' 11" x 11' 3 maximum" (3.93m x 3.43m)

PVC double glazed window to rear elevation, single panel radiator, two double power points, two built in storage cupboards one housing a wall mounted combination gas central heating boiler.



Bedroom Three Front 9' 9" x 8' 6" (2.97m x 2.59m)

PVC double glazed window to front elevation, single panel radiator, one double power point.

Bathroom

Having a white suite comprising panel bath and wash hand basin, single panel radiator, PVC double glazed window to front elevation.



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

Separate Toilet

Having low level WC and PVC double glazed window to front elevation.

Externally

Property is fronted by a laid lawn garden with mature perimeter hedgerow whilst to the rear there is a very reasonable sized garden with laid lawn, paved patio and useful brick built garden stores.



Useful Information About This Property:

- SCOPE TO APPLY YOUR OWN STAMP
- WELL PROPORTIONED
- POPULAR AREA
- GOOD SIZE REAR GARDEN
- NO CHAIN DELAY
- PVC DOUBLE GLAZING
- COMBINATION GAS CENTRAL HEATING
- 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.

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