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11 Stanley Street
Runcorn
WA7 1RJ
2 Bed Terraced House

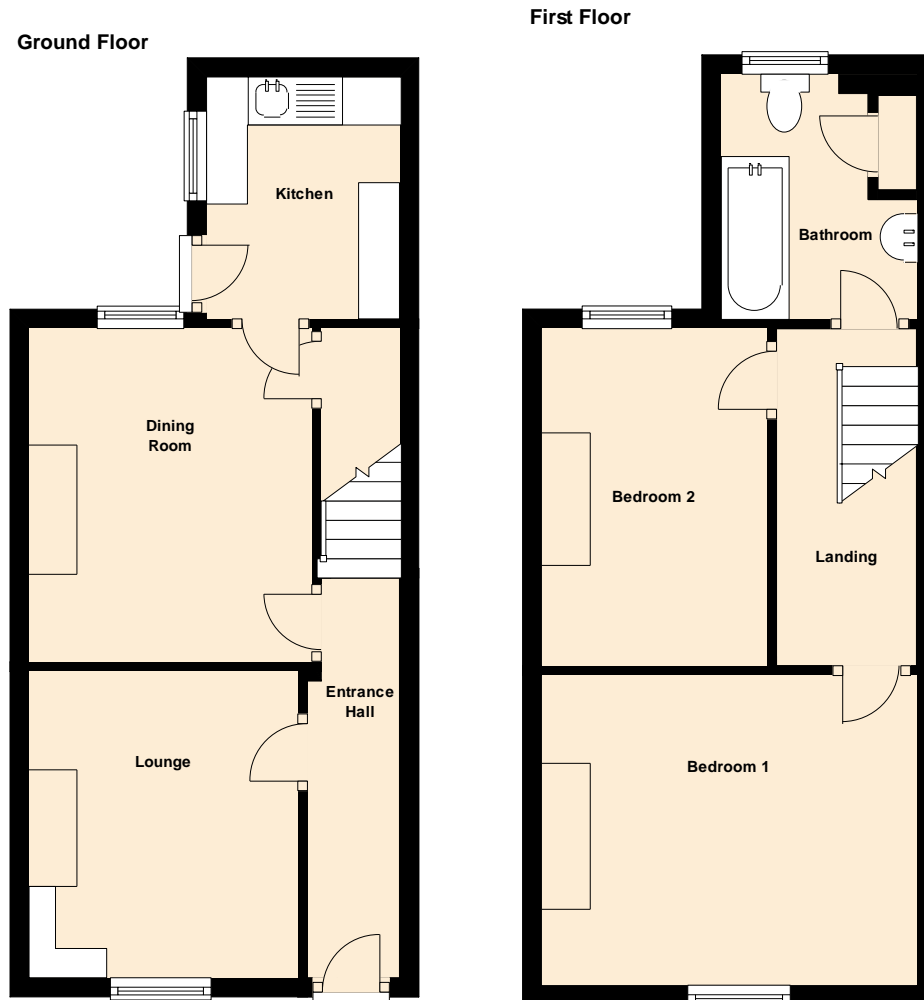
£70,000

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11 Stanley Street, Runcorn, Cheshire, WA7 1RJ

REFURBISHMENT OPPORTUNITY This TWO bedroom mid terrace home is located on the perimeter of Runcorn Old Town and offers prospective purchasers the chance to carry out a scheme of renovation to bring this mature property up to date. This popular design benefits from having an entrance hallway and first floor bathroom. Consisting of Entrance hall, lounge, dining room and kitchen to the ground floor whilst two bedrooms and a bathroom complete the first floor. The local area has amenities and schooling just a short walk away this is ideally placed to take advantage of road and rail connections. EPC:TBC



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. 16/11/2023 16:53:33 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 entrance hallway, single power point, original coved ceiling.

Lounge 10' 10" x 9' 1" (3.30m x 2.77m)

PVC double glazed window to front elevation, meters and services cupboard, open fire, original coved ceiling and ceiling rose, one double power point.

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Dining Room 11' 4" x 9' 8" (3.45m x 2.94m)

PVC double glazed window to rear elevation, two double power points, four bar radiant gas fire, built in pantry cupboard.



Kitchen 8' 3" x 9' 6" (2.51m x 2.89m)

Having fitted base and wall units comprising single drainer sink with high neck mixer tap over, half tiling to walls, gas cooker point, one double three single power points, plumbing and drainage for automatic washing machine, tiled floor, PVC double glazed window and entrance door to side elevation.



First Floor Landing

Stairs from entrance hall to first floor landing, access to loft.

Bedroom One Front 12' 10" x 9' 10" (3.91m x 2.99m)

PVC double glazed window to front elevation.

Bedroom Two Rear 11' 6" x 7' 8" (3.50m x 2.34m)

PVC double glazed window to rear elevation, one double power point.



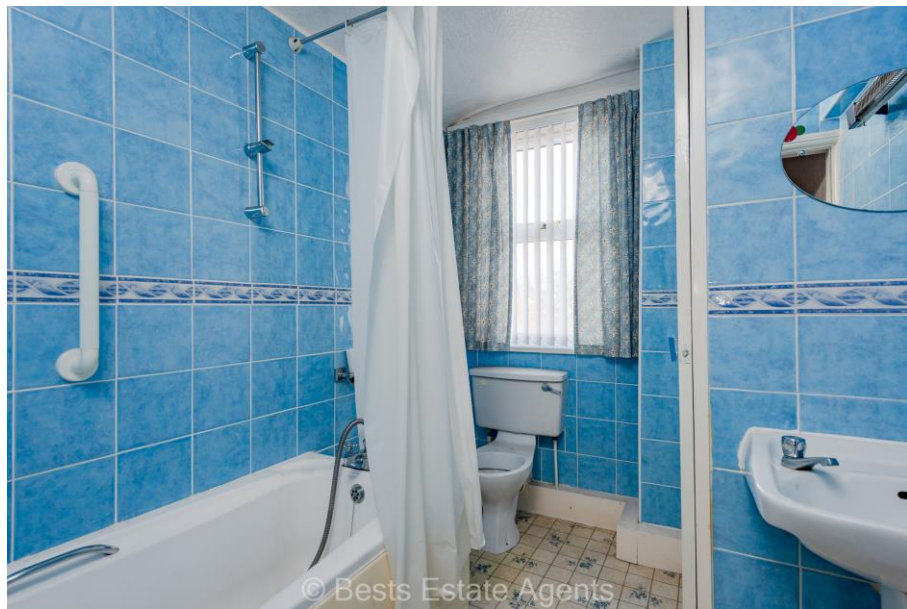
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Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin, panel bath with shower attachment, built in storage cupboard housing an insulated hot water cylinder, fully tiled walls, PVC double glazed window to rear elevation.

Externally

To the rear of the property there is an enclosed yard with separate rear access.



Useful Information About This Property:

- REFURBISHMENT OPPORTUNITY
- NO ONWARD CHAIN
- HALLWAY
- FIRST FLOOR BATHROOM
- CLOSE TO OLD TOWN
- IDEAL INVESTMENT PURCHASE
- PVC DOUBLE GLAZING
- 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.