

bp5378



Flat 14, Lawson House
Higher Runcorn
WA7 4RJ
2 Bedroom Ground Floor
Apartment

Independent Family Owned Estate Agents
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£150,000

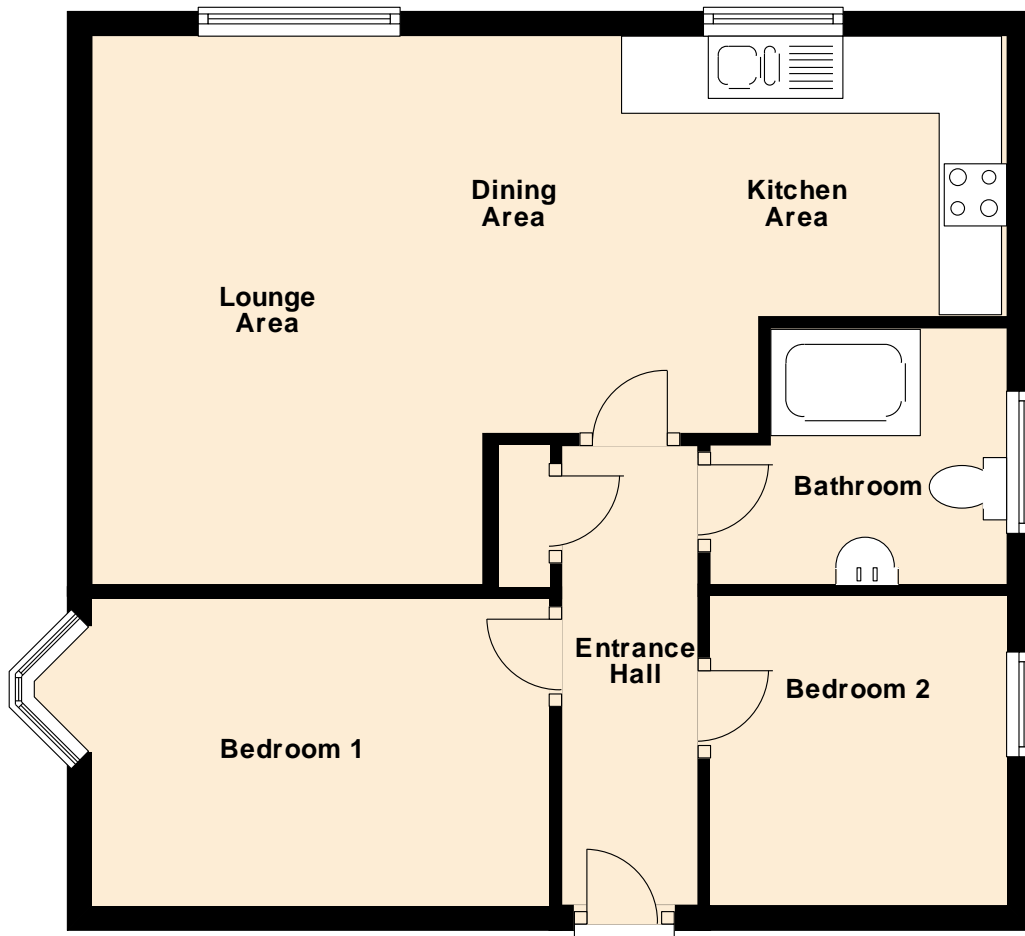
Viewing Advised



Flat 14, Lawson House, Runcorn, Cheshire, WA7 4RJ

* TWO BEDROOM GROUND FLOOR APARTMENT - HIGHER RUNCORN LOCATION*
Bests are delighted to offer this two bedroom GROUND FLOOR apartment which forms part of a local, prestigious, and historical land mark 'Lawson House', a thoughtful and well planned conversion located within the much sought after and highly regarded residential area of Higher Runcorn, centrally located within easy reach of a whole host of amenities including both Runcorn golf and cricket clubs. The property would appeal to those buyers seeking manageable and easily maintained accommodation which offers a modern life style. The accommodation is presented to pleasing modern standards which briefly comprises; secure entry/exit system, open plan living area, two bedrooms and a modern shower room. Combination gas fired central heating together with PVC double glazing are also installed in this appealing property. Externally there is communal gardens and dedicated parking. Viewing advised.

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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 20/12/2023 13:25:16 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Entrance door opens to central hallway with all main rooms off, single panel radiator, one double power point, built in storage cupboard.

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Lounge/Dining Area 14' 9" x 14' 6 maximum" (4.49m x 4.42m)

Large PVC double glazed window to rear elevation, two double panel radiators, five double power points, TV aerial and telephone points.

Kitchen Area 10' 2" x 7' 3" (3.10m x 2.21m)

Having a range of fitted modern base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, in set four ring electric hob with electric oven beneath and filter hood above, concealed wall mounted combination gas central heating boiler, integrated fridge, freezer, dishwasher and washing machine, PVC double glazed window to rear elevation, attractive splash back tiling, two double one single power points.



Bedroom One 12' 1" x 8' 1" (3.68m x 2.46m)

Single panel radiator, PVC double glazed window to side elevation, two double power points, fitted bedroom furniture.

Bedroom Two 8' 2" x 7' 9" (2.49m x 2.36m)

Single panel radiator, two double power points, fitted bedroom furniture, PVC double glazed window to side elevation.



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Shower Room

Having a white three piece suite comprising low level WC, wash hand basin with mixer tap over, over sized fully tiled walk in shower enclosure with mixer shower attachment, half tiling to walls, PVC double glazed window to side elevation, fitted extractor fan, single panel radiator.



Useful Information About This Property:

- GROUND FLOOR APARTMENT
- MODERN FINISH
- HIGHER RUNCORN LOCATION
- ALLOCATED PARKING
- IDEAL FOR DOWN SIZING
- NO CHAIN DELAY
- LOCALLY ICONIC BUILDING
- Council Tax Band: C

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.