

bp5416



22 Leaside
Runcorn
WA7 2NQ
2 Bed Terraced House With
Garage

Independent Family Owned Estate Agents
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Offers in Excess of
£100,000



22 Leaside, Halton Brook, Runcorn, Cheshire, WA7 2NQ

WELL PROPORTIONED PROPERTY IN A POPULAR AND CENTRAL LOCATION
This two bedroom mid terrace home is brought to the market with NO CHAIN and would make a perfect first home or investment property. This particular design can be easily converted in to THREE BEDROOMS with minimal effort and expenditure making it a great choice for those with growing families. Located on the popular Halton Brook estate which offers a central location within town having amenities and schooling for all ages within a short walk. Consisting of an entrance hall, lounge and kitchen diner both with dual aspects to the ground floor whilst two good size double bedrooms, one of which is perfect for subdivision into two rooms along with a shower room and separate WC complete this first floor. A lawn garden fronts the property whilst a attached garage and garden can be found to the rear. 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. 09/04/2024 16:41:07 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, single panel radiator, PVC double glazed windows to side elevations, wood effect laminate flooring, single power point.

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Lounge 17' 11" x 10' 10" (5.46m x 3.30m)

PVC double glazed windows to front and rear elevations, double panel radiator, fitted dado rail, coved ceiling, three single and one double power points.



Kitchen/Diner 17' 5" x 8' 10" (5.30m x 2.69m)

Kitchen area has a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four ring electric hob with filter hood above, high line electric single oven, plumbing and drainage for automatic washing machine and dishwasher, tiled floor, PVC double glazed windows to front and rear elevations, double panel radiator, two double and two single power points.



Rear Entrance Hall

PVC double glazed entrance door to rear elevation, built in storage cupboard.

First Floor Landing

Stairs from hall to first floor landing, built in storage cupboard housing wall mounted combination gas central heating boiler, double panel radiator, further built in storage cupboard.

Bedroom One 18' 0" x 11' 0" narrowing to 8'1" (5.48m x 3.35m)

PVC double glazed windows to front and rear elevations, two single panel radiators, three single power points, built in storage cupboard.

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Bedroom Two 11' 11" x 9' 1" (3.63m x 2.77m)

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

Shower Room

A fully tiled room with a fully tiled walk in shower enclosure with wall mounted electric shower, single panel radiator, wash hand basin with mixer tap over and vanity storage beneath, PVC double glazed window to rear elevation, access to loft.



Separate WC

Having fully tiled walls, low level WC, PVC double glazed window to rear elevation.

Externally

Property is fronted by a laid lawn garden whilst to the rear there is a fully enclosed fully paved yard with separate rear access, included in the sale is a garage to the rear of the property with metal up and over door, power and light and separate side access.

Useful Information About This Property:

- IDEAL FIRST HOME OR INVESTMENT
- GARAGE TO REAR
- EASILY CONVERTED INTO THREE BEDROOMS
- POPULAR AREA
- NO CHAIN
- CLOSE TO SCHOOLING
- EPC:TBC
- 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.

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