

bp5390



7 Norfolk Street
Runcorn
WA7 1RU
2 Bed Terraced House

Offers in the Region Of
£110,000

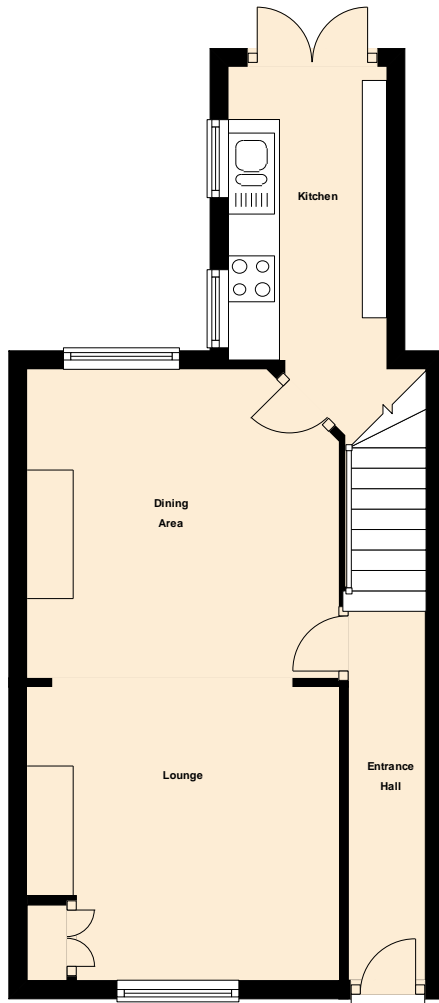
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



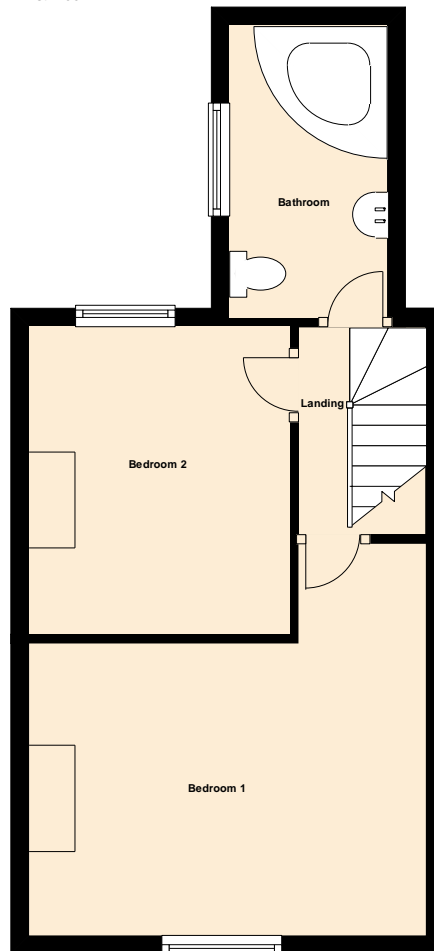
7 Norfolk Street, Runcorn, Cheshire, WA7 1RU

TWO BEDROOM MID TERRACE ON PERIMETER OF RUNCORN OLD TOWN - ENTRANCE HALLWAY AND FIRST FLOOR BATHROOM This mature mid terrace home is of appeal to first time buyer's and investors alike. Located on the perimeter of Runcorn Old Town which offers ample amenities minutes away by foot. Norfolk Street is a pleasant street lined by terraced home's to just one side giving an open aspect to the front, this particular property has an inviting feel and offers an excellent opportunity for those who seek to take their first steps into home ownership. Consisting of an entrance hall, open plan lounge dining area with kitchen off to the ground floor whilst two good sized bedrooms and a bathroom complete the first floor. The rear yard has extensive wood decking making it a great place to relax and entertain on summers evenings. Early viewing is recommended. 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. 31/01/2024 15:58:07 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Composite double glazed front door opens to hallway, wood effect laminate flooring, double panel radiator, one double power point.

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

Lounge 10' 11" x 10' 1" (3.32m x 3.07m)

PVC double glazed window to front elevation, double panel radiator, built in alcove cupboard, three double power points, wood effect laminate flooring.

Dining Room 11' 0" x 11' 0" (3.35m x 3.35m)

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



Kitchen 13' 11 maximum" x 5' 6" (4.24m x 1.68m)

Having a range of fitted base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, four ring induction hob with electric double oven beneath, splash back tiling, two PVC double glazed windows to side elevation, PVC French doors to rear elevation, wall mounted combination gas central heating boiler, three double and two single power points, plumbing and drainage for automatic washing machine.

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



First Floor Landing

Stairs from hall to first floor landing, one double power point, access to useful loft space with pull down ladder which is fully boarded with Velux roof light.

Bedroom One Front 14' 2" x 13' 5 maximum" (4.31m x 4.09m)

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



Bedroom Two Rear 10' 11" x 8' 10" (3.32m x 2.69m)

PVC double glazed window to rear elevation, double panel radiator, three double power points.

Bathroom

Having a white three piece suite comprising low level WC, wash hand basin with mixer tap over, large corner jacuzzi bath with mixer shower tap, double panel radiator, fully tiled walls, PVC double glazed window to side elevation, fitted mini ceiling down lighters.



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

Externally

To the rear of the property there is a very pleasant, enclosed yard having wood decked patio and separate rear access.



Useful Information About This Property:

- HALLWAY AND FIRST FLOOR BATHROOM
- QUIET LOCATION WITH OPEN FRONTAGE
- CLOSE TO RUNCORN OLD TOWN & AMENITIES
- PLEASANT REAR YARD
- IDEAL FIRST HOME
- TWO GOOD SIZED BEDROOMS
- GREAT INVESTMENT PURCHASE
- 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.