

bp5421



26 Abbotts Close
Higher Runcorn
WA7 4UZ
Extended 2 Bed Semi Detached
House

Offers in the Region Of
£180,000

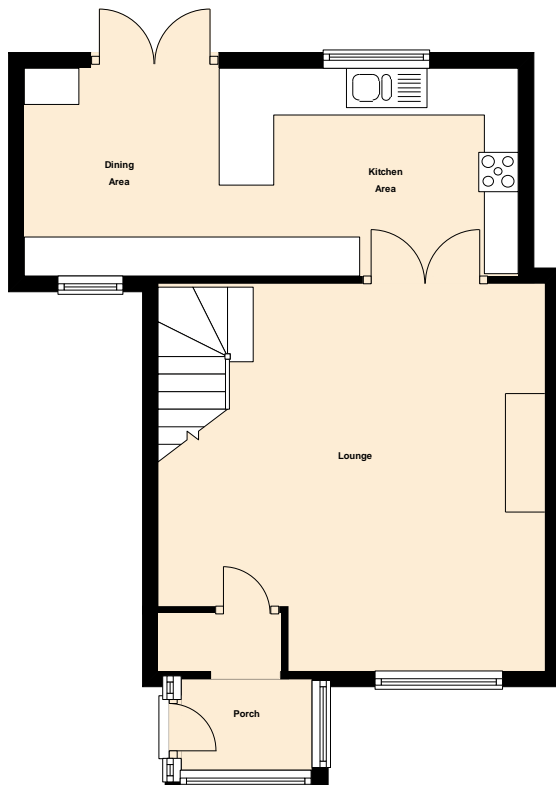
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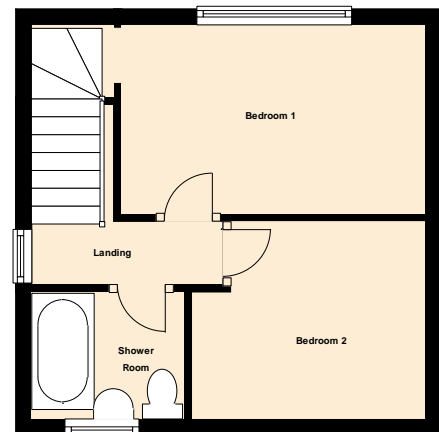
26 Abbotts Close, Runcorn, Cheshire, WA7 4UZ

BEAUTIFULLY PRESENTED - EXTENDED TWO BEDROOM SEMI DETACHED HOME WITHIN HIGHER RUNCORN - SOLAR PANELS Are you looking for a modern, manageable sized two bedroom home which is located within a sought after, well established and convenient area? This extended semi detached home is presented to very pleasing standards throughout and has been greatly improved by the addition of a ground floor full with extension accommodating a quality and extensive kitchen dining area. Abbotts close is a small development nestled at the bottom of Oxford Road having Heath Park, excellent schooling and is just a short walk away from Runcorn Railway Station. This ideal first home consists of an entrance porch, great size lounge and extended kitchen diner to the ground floor whilst an oak staircase give access to the first floor where two bedrooms and a shower can be found. A block paved driveway provides off road parking to the front whilst the rear garden enjoys a south facing aspect and has a large wood decked patio which is excellent space for entertaining on the warm summer evenings. A property which would make a perfect first home or would be equally suited to those who are seeking more manageable sized accommodation.

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. 21/03/2024 17:16:48 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

Composite double glazed front door opens to entrance porch, PVC double glazed units, tiled floor, double power point, meters and services, front door opens to lounge.

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Lounge 16' 2" x 16' 3" (4.92m x 4.95m)

PVC triple glazed windows to front and side elevations, one single and one double panel radiator, living flame gas fire standing on decorative hearth and back, three double and one single power points.



Kitchen/Dining Room 20' 6" x 8' 7" (6.24m x 2.61m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, in set five burner gas hob with filter hood above, highline electric double oven, integrated fridge freezer, plumbing and drainage for automatic washing machine, fitted breakfast bar, concealed wall mounted combination gas central heating boiler, double panel radiator, tiled floor, attractive splash back tiling, fitted mini ceiling down lighters, seven double power points, PVC double glazed window and French doors to rear elevation.



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First Floor Landing

Stairs from lounge to first floor landing via an oak staircase, PVC triple glazed window to side elevation, access to loft, one single power point.

Bedroom One Rear 12' 7" x 7' 11" (3.83m x 2.41m)

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

Bedroom Two Front 9' 6" x 8' 3" (2.89m x 2.51m)

PVC triple glazed window to front elevation, single panel radiator, one single one double power points, built in bedroom furniture.

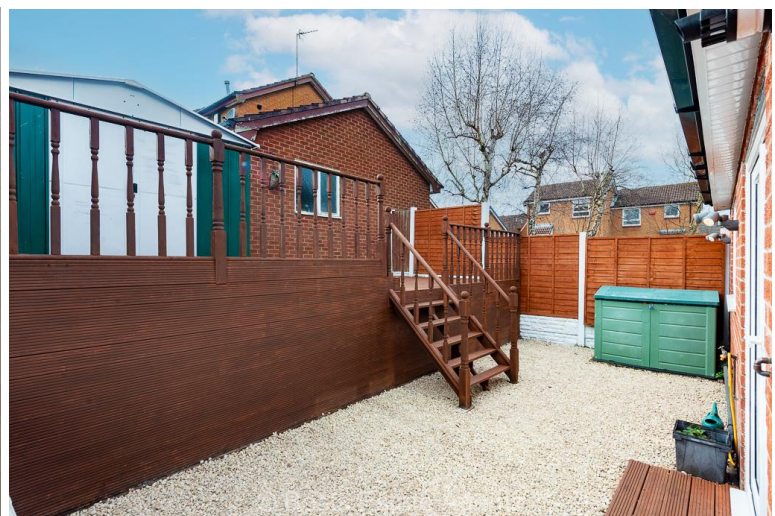
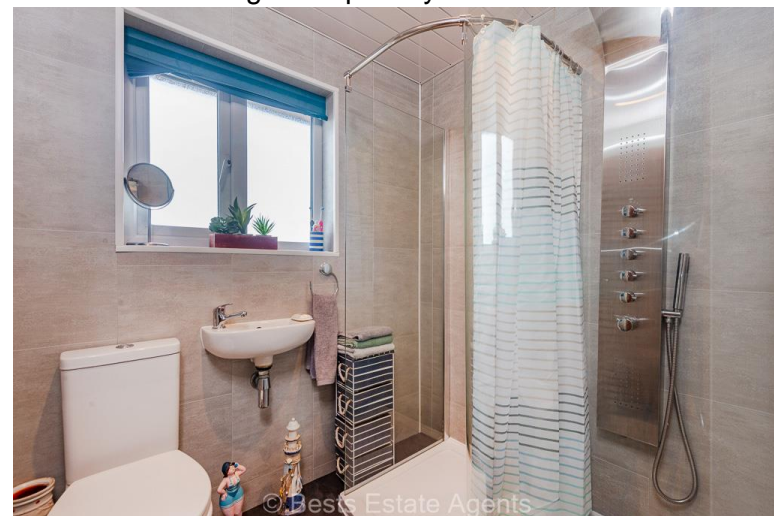


Shower Room

An updated room having a white three piece suite comprising low level WC, wash hand basin with mixer tap over, oversized walk in shower enclosure with multi jet shower system, fitted down lighters, extractor fan, PVC triple glazed window to front elevation, tall contemporary style single panel radiator.

Externally

Property forms part of a small Cul de sac within a Higher Runcorn location having highly regarded schooling close by being fronted by a block paved driveway providing off road parking whilst to the rear there is a fully enclosed garden arranged over two levels having extensive wood decked patio area all of which enjoys a south facing aspect and a fair degree of privacy.



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Useful Information About This Property:

- NO CHAIN DELAY
- SOUTH FACING REAR GARDEN
- IDEAL FIRST HOME
- HIGHER RUNCORN LOCATION
- CUL DE SAC POSITION
- SOLAR PANELS
- EXTENDED TO REAR
- COUNCIL TAX BAND: B

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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