

bp5407



5 Whitchurch Way
Runcorn
WA7 5YW
3 Bed Terraced House

Offers in Excess of
£90,000

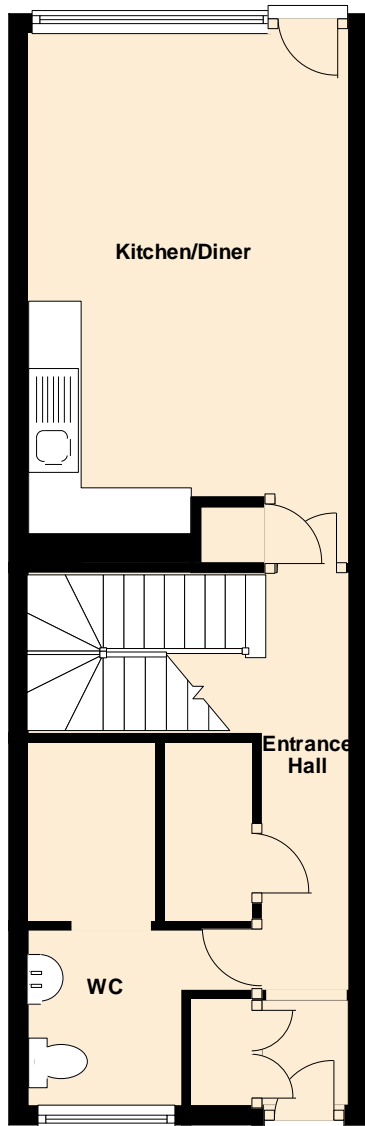
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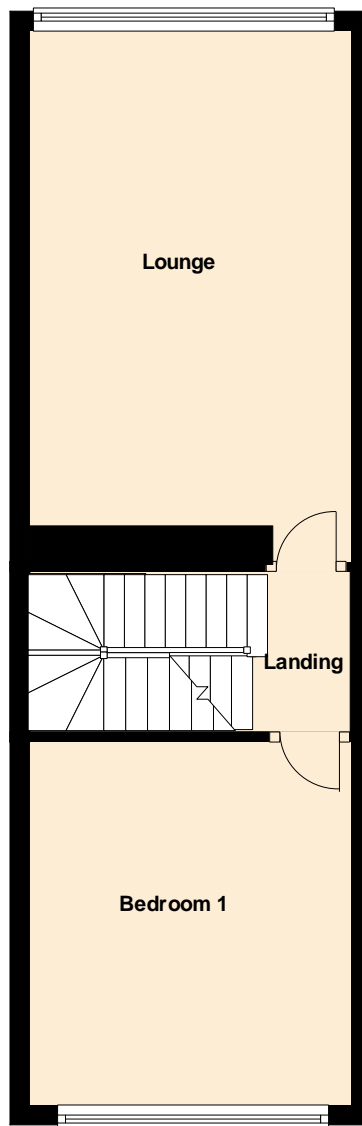
5 Whitchurch Way, Halton Lodge, Runcorn, Cheshire, WA7 5YW

SPACIOUS THREE STOREY FAMILY HOME OFFERING AMPLE LIVING ACCOMMODATION Bests Estate Agents bring this three bedroom town house to the open market with no chain delay. This popular design offers excellent family accommodation and benefits from having a ground floor WC, three double bedrooms and also has majority PVC double glazing and combination gas central heating. The property stands close to schooling and amenities and is well connected with the Mersey gateway and M56 motorway minutes away. The property briefly consists of entrance hall with storage cupboard and ground floor WC plus a great size kitchen dining room. At first floor level viewers will find a double bedroom and lounge whilst two further bedrooms and a family bathroom can be found at second floor level. Externally, a tarmac driveway provides off road parking to the front whilst an enclosed yard can be found to the rear. EPC:D(63)

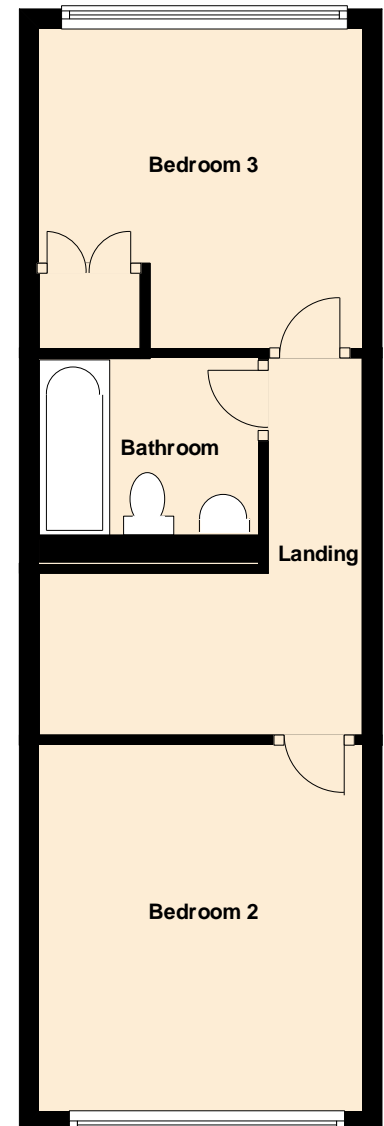
Ground Floor



First Floor



Second 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. 27/02/2024 09:47:42 The content of these sales details are the copyright of Bests Estate Agents.

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The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to hallway, built in meters and services cupboard plus larger storage cupboard, double panel radiator, single power point.

Ground Floor Cloaks

Low level WC, pedestal wash hand basin, window to front elevation.

Kitchen/Diner 17' 8" x 10' 8" (5.38m x 3.25m)

Having fitted base and wall units comprising single drainer stainless steel sink, electric cooker point, plumbing and drainage for automatic washing machine, double panel radiator, fitted dado rail, PVC double glazed window and entrance door to rear elevation, four single and one double power points, built in storage cupboard.



First Floor Landing

Stairs from hall to first floor landing.

Lounge 17' 6" x 10' 8" (5.33m x 3.25m)

PVC double glazed window to rear elevation, single panel radiator, two single one double power point.

Bedroom One Front 10' 9" x 10' 7" (3.27m x 3.22m)

PVC double glazed window to front, single panel radiator, one double power point.



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Second Floor Landing

Stairs from first floor landing to second floor landing, fitted sky light, one single power point.

Bedroom Two Front 10' 8" x 10' 8" (3.25m x 3.25m)

PVC double glazed window to front elevation, single panel radiator, one double power point.

Bedroom Three Rear 10' 8" x 10' 9" (3.25m x 3.27m)

PVC double glazed window to rear elevation, double power point, single panel radiator, built in storage cupboard housing wall mounted combination gas central heating boiler.



Family Bathroom

Low level WC, wash hand basin, panel bath, splash back tiling.

Externally

Property is fronted by a tarmac driveway providing off road parking whilst to the rear there is a fully enclosed yard with separate rear access.



Useful Information About This Property:

- THREE DOUBLE BEDROOMS
- CLOSE TO SCHOOLING
- EXCELLENT BUY TO LET INVESTMENT
- OFF ROAD PARKING
- GROUND FLOOR WC
- NO CHAIN
- EPC:D(63)
- COUNCIL TAX BAND: A

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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.