

bp5434



23 Lamsickle Lane
Weston Village
Runcorn
WA7 4QZ
3 Bed Semi Detached Bungalow

Offers in the Region Of
£210,000

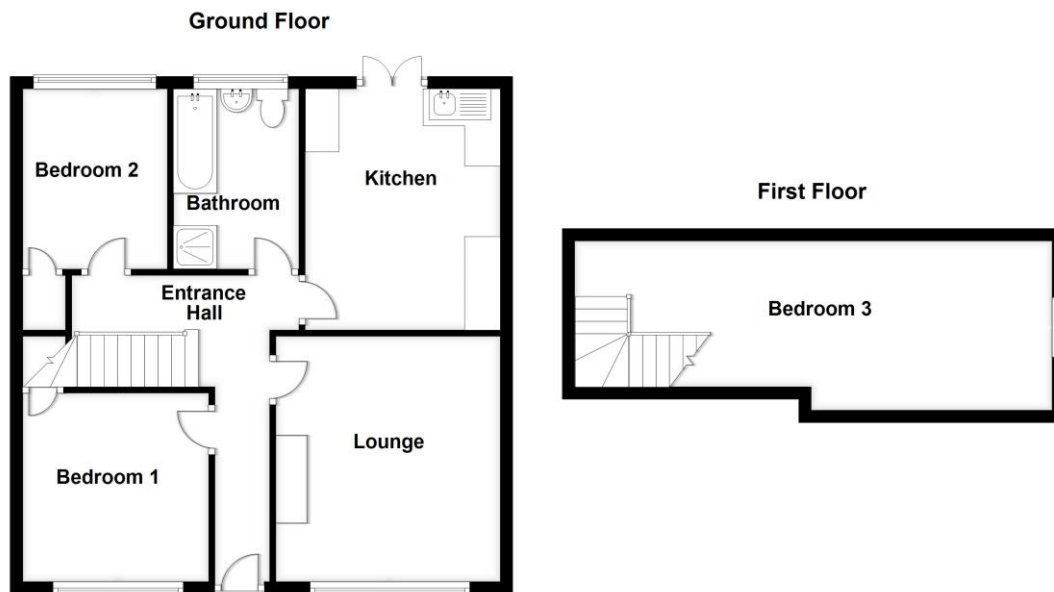
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk

www.bests.co.uk



23 Lamsickle Lane, Weston Village, Runcorn, Cheshire, WA7 4QZ

3 BEDROOM BUNGALOW - WESTON VILLAGE LOCATION - NO CHAIN Standing within the popular Weston Village area of Runcorn is this three bedroom semi detached bungalow which offers an excellent opportunity to purchase within this sought after and desirable area. Having amenities and schooling close by this spacious home is perfect for those who seek a property which provides main day to day accommodation over one level. A welcoming hallway gives access to all main rooms including a lounge, kitchen dining room, bathroom with separate shower and two bedrooms, a further bedroom is located at first floor level making the property a versatile choice for a variety of buyers. Off road parking is provided by a block paved driveway which leads through gates at the side of the property to a single garage at the rear. The rear garden is a manageable size and enjoys a fairly private aspect. Early viewing is highly recommended. EPC:EPC



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. 25/04/2024 10:13:30 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 entrance door opens to hallway, wood effect laminate flooring, two double power points, double panel radiator, coved ceiling.

Lounge 12' 11" x 10' 11" (3.93m x 3.32m)

PVC double glazed window to front elevation, meters and services cupboard, wood effect laminate flooring, fitted mini ceiling down lighters, coved ceiling, three double power points, electric convector fire standing on decorative hearth and back, double panel radiator.



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



Kitchen/Dining Room 12' 10" x 9' 4" (3.91m x 2.84m)

Having a range of base and wall units comprising single drainer stainless steel sink, space for gas range cooker, plumbing and drainage for automatic washing machine and dishwasher, tiled floor, attractive splash back tiling, fitted filter hood, double panel radiator, concealed wall mounted combination gas central heating boiler, fitted mini ceiling down lighters, PVC double glazed French doors to rear elevation, tiled floor, double panel radiator, three double power points.



Bedroom One Front 9' 11" x 9' 10" (3.02m x 2.99m)

PVC double glazed window to front elevation, double panel radiator, built in under stairs storage cupboard, coved ceiling, two double power points.

Bedroom Two Rear 9' 5" x 7' 7" (2.87m x 2.31m)

PVC double glazed window to rear elevation, double panel radiator, built in storage cupboard, two double power points, coved ceiling.



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

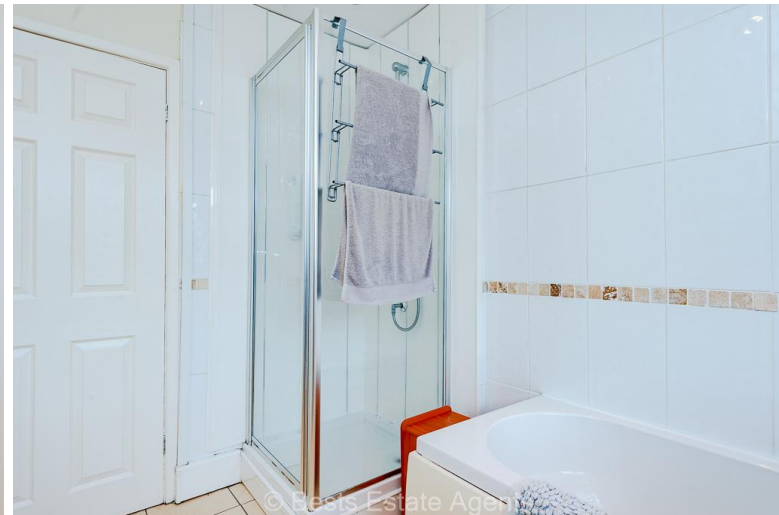
First Floor Bedroom 3 24' 9" maximum x 7' 8" average (7.54m x 2.34m)

Stairs from entrance hall to first floor bedroom, PVC double glazed window to side elevation, single panel radiator, useful built in eaves storage, extensive built in bedroom furniture, one double power point.



Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap, walk in shower enclosure with mixer shower attachment, fitted mini ceiling down lighters, attractive splash back tiling, tiled floor, single panel radiator, PVC double glazed window to rear elevation.



Externally

Property is fronted by a block paved driveway providing off road parking and leading to double timber gates giving access to a garage to the rear, a laid lawn also fronts the property whilst to the rear there is a fully enclosed reasonable sized garden with paved patio and laid lawn.



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

Useful Information About This Property:

- SOUGHT AFTER AREA
- FREEHOLD TENURE
- NO CHAIN DELAY
- CLOSE TO SCHOOLING
- WELL PROPORTIONED
- GARAGE TO REAR
- ALL MAIN ROOMS ON ONE LEVEL
- 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.