

bp5403



40 Meadway
Runcorn
WA7 2DX
3 Bed Terraced House

£110,000
Viewing Advised

Independent Family Owned Estate Agents
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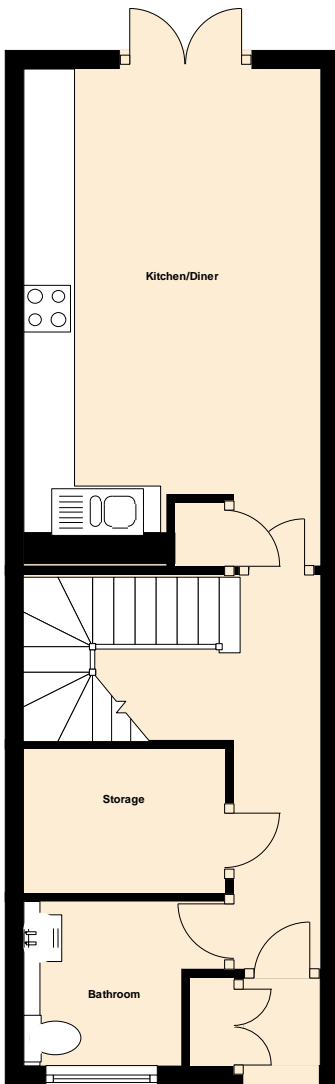


40 Meadway, Halton Brook, Runcorn, Cheshire, WA7 2DX

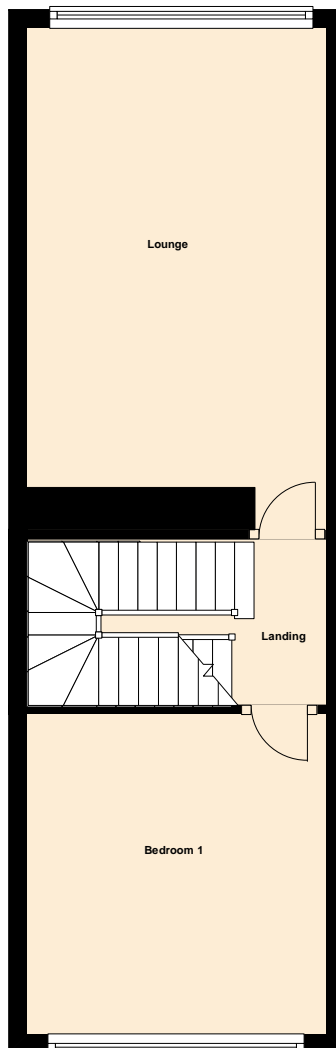
SPACIOUS FAMILY HOME - MODERN INTERIORS - THREE DOUBLE BEDROOMS

Internal viewing of this excellent value family home is a must! The current owner has updated and improved this generously proportioned property which now boasts a modern stylish finish throughout thanks to an updated kitchen and bathroom. Consisting of an entrance hall with storage and WC whilst the kitchen dining room has French doors opening to the rear garden, at first floor level a double bedroom and lounge can be found whilst the second floor accommodates two further double bedrooms and a recently updated fully tiled bathroom. The local area is central to Runcorn having ample amenities close by including schooling for all ages. A property which really has to be viewed to be fully appreciated. EPC:TBC

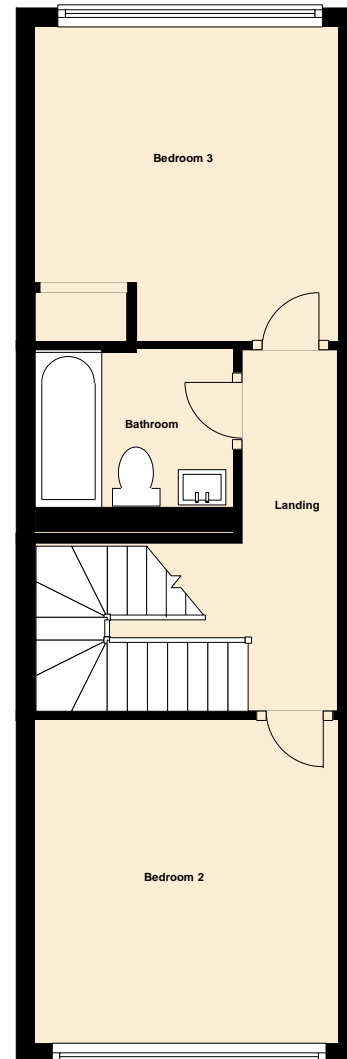
Ground Floor



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. 22/02/2024 14:59:48 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Recessed entrance

With meters and bin store.

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Entrance Hallway

PVC double glazed front door opens to hallway, high gloss tiled floor, double panel radiator, large built in storage cupboard, one single power point, fitted mini ceiling down lighters.

Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over and vanity storage beneath, fully tiled walls, tiled floor, chrome effect heated towel rail, PVC double glazed window to front elevation.



Kitchen/Diner 17' 4 maximum" x 10' 6" (5.28m x 3.20m)

Having a range of modern high gloss fitted base and wall units comprising one and a half bowl stainless steel single drainer sink with flexible high neck mixer tap over, in set four ring electric hob with filter hood above, highline electric double oven, integrated fridge freezer, high gloss tiled floor, double panel radiator, four double power points, PVC double glazed French doors to rear elevation.



First Floor Landing

Stairs from hall to first floor landing.

Lounge 17' 4" x 10' 8" (5.28m x 3.25m)

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

Bedroom One Front 10' 8" x 10' 11" (3.25m x 3.32m)

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

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Second Floor Landing

Stairs from first floor landing to second floor landing, one single power point, access to loft.

Bedroom Two Front 10' 11" x 10' 8" (3.32m x 3.25m)

PVC double glazed window to front elevation, double panel radiator, fitted mini ceiling down lighters, two double power points.

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

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



Family Bathroom

A recently updated fully tiled room with a quality finish having large wash hand basin with mixer tap and vanity storage beneath, low level WC, P shaped shower bath with fitted glass shower screen with mixer shower attachment and mixer shower over, waterfall style shower head and additional shower wand, LED fitted wall mirror, tall contemporary style radiator, fitted mini ceiling down lighters, extractor fan, tiled floor.



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Externally

Property is fronted by a forecourt style fully paved garden themed for ease of maintenance whilst to the rear there is a fully enclosed garden with separate rear access which is not directly overlooked.



Useful Information About This Property:

- BEAUTIFULLY PRESENTED HOME
- UPDATED THROUGHOUT
- POPULAR LOCATION
- CLOSE TO AMENITIES AND SCHOOLING
- IDEAL FIRST HOME
- THREE DOUBLE BEDROOMS
- STUNNING BATHROOM
- 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.