

BP5396



7 Bamford Close  
Runcorn  
WA7 5NT  
2 Bed Semi Detached House

£140,000

Viewing Advised

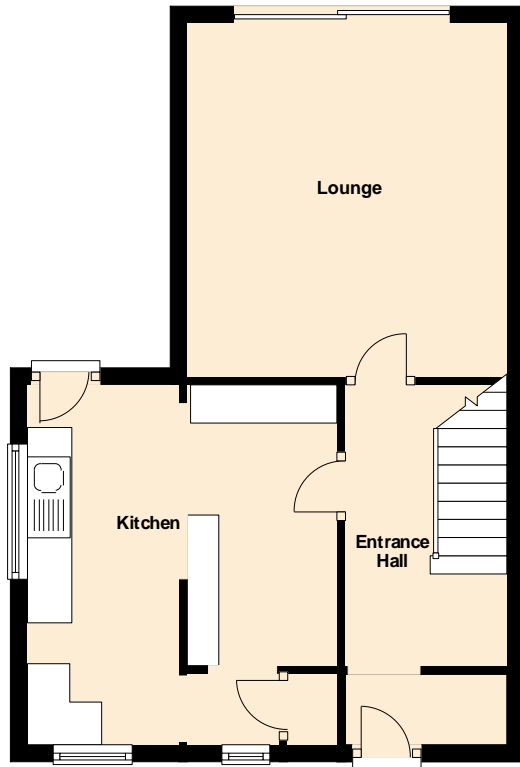
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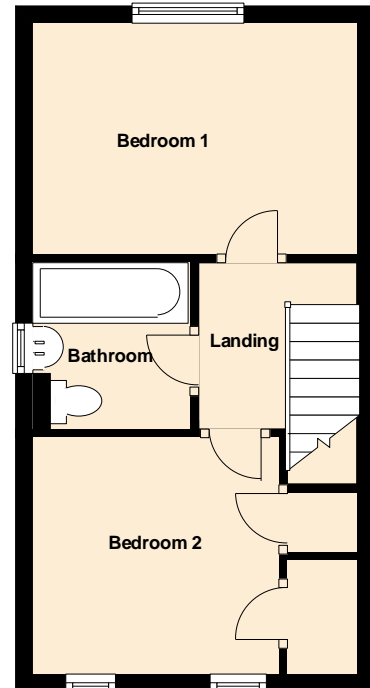
## 7 Bamford Close, Runcorn, Cheshire, WA7 5NT

**\*EXTENDED TWO BEDROOM SEMI - CUL DE SAC POSITION - PERFECT FIRST HOME\*** This two bedroom semi detached home is perfectly suited to buyers looking to take their first steps into home ownership. Having been extended to the front and side to allow for a bigger kitchen dining room only enhances this attractively priced property further. Located within a popular and convenient area which is central to Runcorn whilst having a host of local amenities including schooling all within walking distance. Consisting of a entrance hall, extended kitchen diner and lounge to the ground floor whilst two good sized bedrooms and a modern bathroom complete the first floor. Externally, the property is fronted by a double width block paved driveway whilst the rear garden is an excellent size and has a recently installed wood decked patio area. 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](http://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. 15/02/2024 10:07:38 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance Hall**

Composite double glazed front door opens to entrance hall, wood effect laminate flooring, double panel radiator, meters and services cupboard, one double power point.

### **Lounge 13' 9" x 11' 10" (4.19m x 3.60m)**

Wood effect laminate flooring, double panel radiator, PVC double glazed sliding patio doors to rear elevation, coved ceiling, fitted wall lights, two double and two single power points.

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**Kitchen 12' 10" x 14' 9" (3.91m x 4.49m)**

Having fitted base and wall units comprising one and a half bowl stainless steel single drainer sink with high neck mixer tap over, electric cooker point, plumbing and drainage for automatic washing machine, built in storage cupboard, two PVC double glazed windows to front elevation, PVC double glazed window to side elevation and PVC double glazed entrance door to rear elevation, fitted extractor fan, four double and two single power points, double panel radiator.



**First Floor Landing**

Stairs from hall to first floor landing, one double power point.

**Bedroom One 11' 11" x 8' 11" (3.63m x 2.72m)**

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

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### Bedroom Two Front 8' 9" x 9' 1" (2.66m x 2.77m)

Two PVC double glazed windows to front elevation, single panel radiator, wood effect laminate flooring, two built in storage cupboards one of which housing a wall mounted combination gas central heating boiler, two double and one single power points.



### Bathroom

Having low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath with fitted glass shower screen and electric shower over, fully tiled walls, chrome effect heated towel rail, tiled floor, PVC double glazed window to side elevation.



### Externally

Property is fronted by a double width block paved driveway providing off road parking whilst to the rear there is an excellent sized garden with wood decked and paved patio areas and a laid lawn garden, included in the sale is a 8'X12' insulated timber shed with two double power points.



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**Useful Information About This Property:**

- EXCELLENT FIRST HOME
- EXTENDED TO FRONT AND SIDE
- GOOD SIZED REAR GARDEN
- CUL DE SAC POSITION
- CLOSE TO SCHOOLING
- CENTRAL LOCATION
- PARKING TO FRONT
- COUNCIL TAX BAND: B

**MONEY LAUNDERING REGULATIONS**

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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.