

bp5273



43 Main Street
Halton Village
Runcorn
WA7 2AN
2 Bed Detached Bungalow

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£220,000

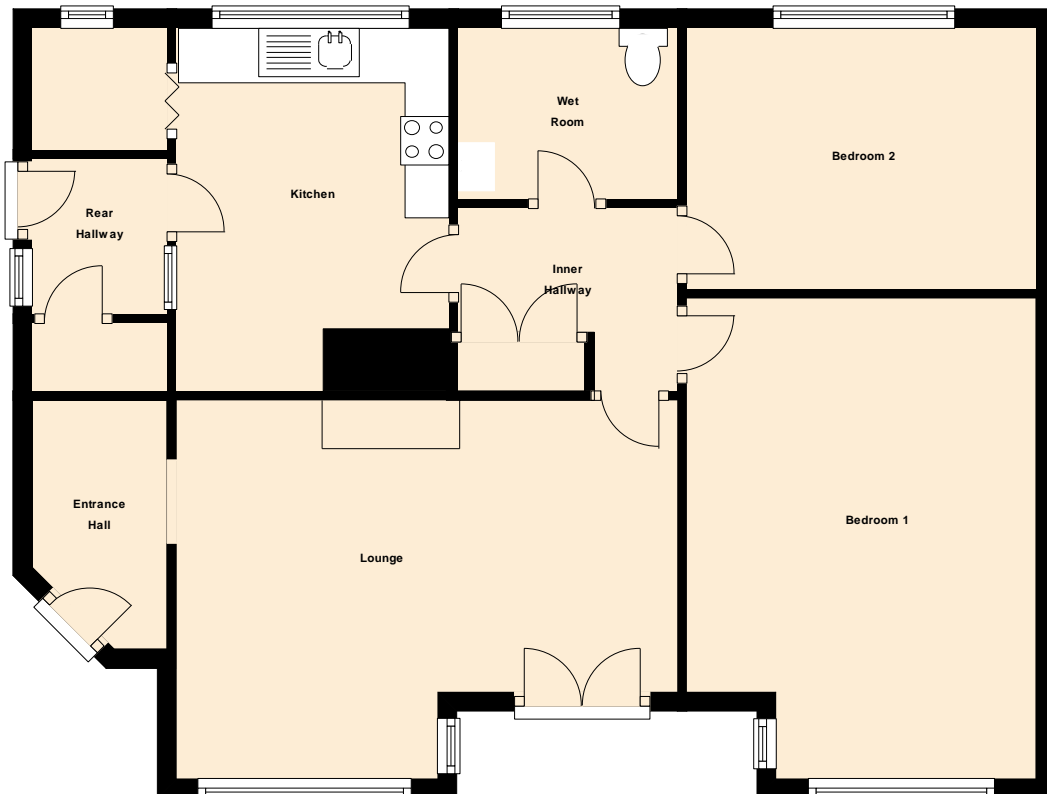
Viewing Advised



43 Main Street, Halton, Runcorn, Cheshire, WA7 2AN

MATURE DETACHED BUNGALOW IN HALTON VILLAGE This TWO bedroom DETACHED BUNGALOW is located in the highly regarded Halton Village area of Runcorn, a historic location which is conveniently placed having many amenities just minutes away. This individual bungalow offers well proportioned living accommodation and stands in a excellent size plot with a well tendered mature garden to the front which enjoys a fairly private aspect whilst the rear garden has gated vehicle access to a paved driveway and detached garage. Internally, the property consists of a entrance hall, lounge with French doors opening to the front garden, internal hallway with storage which gives access to two bedrooms, a wet room and the kitchen diner. PVC double glazing is installed along with combination gas central heating. A property which we feel is worthy of closer inspection to realise its full potential. EPC:TBC

Ground 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. 04/09/2023 16:01:03 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed front door opens to: Entrance vestibule, double panel radiator.

Lounge 17' 1" x 13' 0" into bay window (5.20m x 3.96m)

PVC double glazed bay window to front elevation, double panel radiator, Living flame coal effect gas fire standing on a decorative



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hearth and back, two double, one single power points, fitted wall lights. PVC double glazed French doors open to front elevation.



Kitchen 12' 8"max x 9' 0" (3.86m x 2.74m)

Having a range of base and wall units comprising: Single drainer stainless steel sink, high neck mixer tap over, attractive splash back tiling, four burner gas hob, electric double oven beneath, filter hood above, plumbing and drainage for automatic washing machine, two double power points, PVC double glazed window to rear elevation, built in larder storage. Access to rear entrance vestibule having tiled flooring, PVC double glazed entrance door to side elevation, built in storage cupboard housing wall mounted combi gas central heating boiler.



Inner Hallway

Access to loft, single panel radiator, built in storage cupboard.

Bedroom One Front 16' 5" into bay window x 12' 0" (5.00m x 3.65m)

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

Bedroom Two Rear 11' 6" x 9' 5" (3.50m x 2.87m)

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

Wetroom

WC, pedestal wash hand basin, wall mounted electric shower, fully tiled walls, extractor fan, double panel radiator, PVC double glazed window to rear elevation.



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Externally

The property is located in a secluded corner position on Main St with a mature, reasonable sized garden to the front. To the rear there is a fully enclosed garden and paved patio areas. Wrought iron gates give access to a fully paved driveway providing and leads to a detached garage with metal up and over door.



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Useful Information About This Property:

- HALTON VILLAGE LOCATION
- OFF ROAD PARKING AND DETACHED GARAGE TO REAR
- WELL PROPORTIONED
- CLOSE TO AMENITIES
- NO CHAIN DELAY
- POPULAR AREA
- COMBINATION GAS CENTRAL HEATING
- Council Tax Band: E

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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