

bp5413



116 Latham Avenue
Runcorn
WA7 5DU
2 Bed Semi Detached Bungalow

£169,950

Viewing Advised

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116 Latham Avenue, Runcorn, Cheshire, WA7 5DU

TWO BEDROOM SEMI DETACHED BUNGALOW WITHIN A POPULAR AND CONVENIENT AREA This semi detached bungalow has been lovingly maintained throughout its ownership and is presented to pleasing standards throughout. Positioned along Latham Avenue, a central location within town having amenities just minutes away. Brought to the market with NO CHAIN this manageable sized property offers warm, light and airy living and is perfect for those who seek accommodation arranged over one level with low maintenance gardens, the rear of which enjoys a fairly private south facing aspect. Consisting of an entrance hall leading to all rooms, kitchen, lounge diner, shower room and two bedrooms along with a conservatory to the rear. Externally a paved driveway provides off road parking whilst the rear garden is perfect to enjoy afternoon sunshine. EPC:TBC

The property comprises in more detail as follows;

Entrance Hall

Canopied entrance- PVC double glazed front door opens to entrance hall, wood effect laminate flooring, single panel radiator, two built in storage cupboards, single power point, coved ceiling, access to loft which is partially boarded with a pull down ladder.



Lounge/Dining Room **19' 6" x 10' 0" narrowing to 8' 6" in dining room area" (5.94m x 3.05m)**

PVC double glazed window to front elevation, three double and three single power points, living flame coal effect gas fire standing on decorative hearth and back, coved ceiling, single panel radiator.



Kitchen **11' 11" x 7' 3" (3.63m x 2.21m)**

Having a range of fitted base and wall units comprising single drainer sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, gas cooker point, splash back tiling, PVC double glazed windows to front and side elevations, three double and one single power points, tile effect laminate flooring, wall mounted combination gas central heating boiler.

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Bedroom One Rear 11' 10" x 8' 5" (3.60m x 2.56m)

Double glazed window to rear elevation, covered ceiling, double panel radiator, two double power points, built in wardrobes with mirror fronted sliding doors.

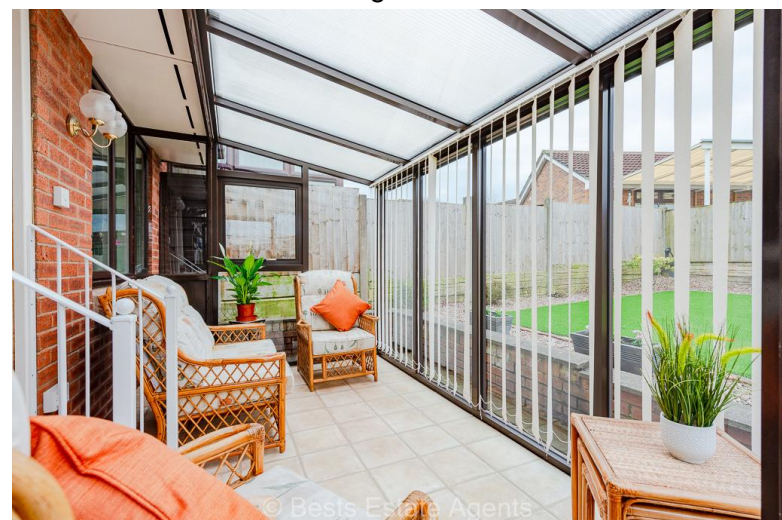
Bedroom Two Rear 9' 0" x 8' 9" (2.74m x 2.66m)

Single panel radiator, covered ceiling, window and entrance door to conservatory, two double power points.



Conservatory 11' 10" x 7' 5" (3.60m x 2.26m)

Tile effect laminate flooring, one double power point, entrance door to side elevation, fitted wall light.



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Shower Room

Having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, over sized fully tiled walk in shower enclosure with mixer shower attachment, splash back tiling, single panel radiator, PVC double glazed window to side elevation.



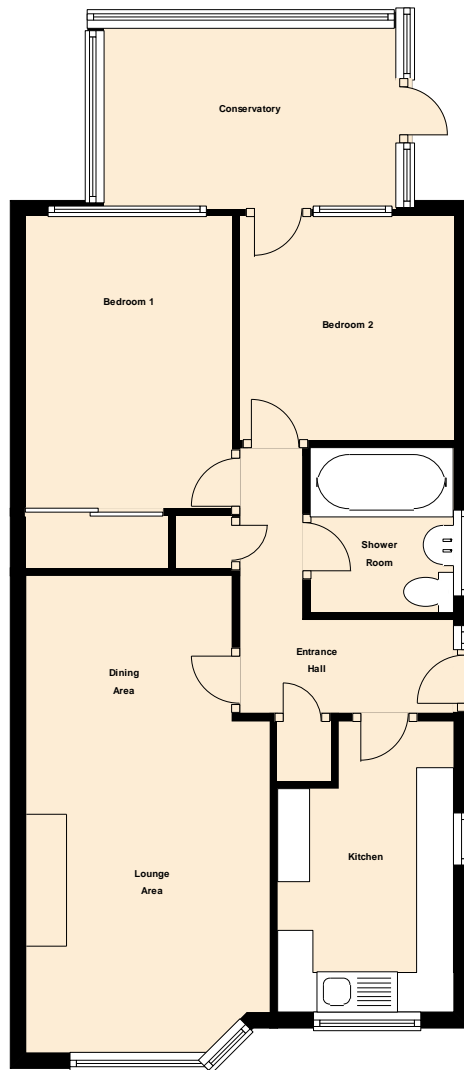
Externally

Property is fronted by a low maintenance gravel garden with well tended stocked borders, a paved driveway provides off road parking and leads to the side of the property, whilst to the rear there is a fully enclosed garden being themed for ease of maintenance having artificial grass, gravel borders and paved patio all of which enjoys a very pleasant southerly aspect.



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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. 26/03/2024 14:53:28 The content of these sales details are the copyright of Bests Estate Agents.

Useful Information About This Property:

- LOVINGLY MAINTAINED HOME
- CONVENIENT AND CENTRAL LOCATION
- SOUTH FACING REAR GARDEN
- COMBINATION GAS CENTRAL HEATING
- PERFECT FOR DOWN SIZING
- OFF ROAD PARKING
- LOW MAINTENANCE GARDENS
- 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.

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