

bp5271



4 Lincoln Close
Runcorn
WA7 4YX
3 Bed Detached House

£235,000

Viewing Advised

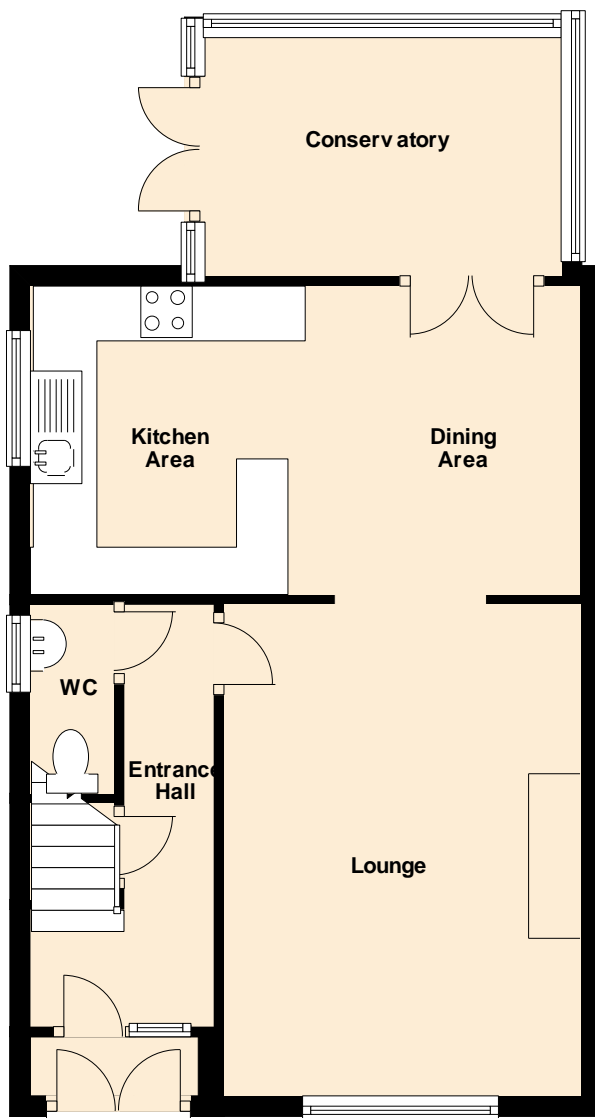
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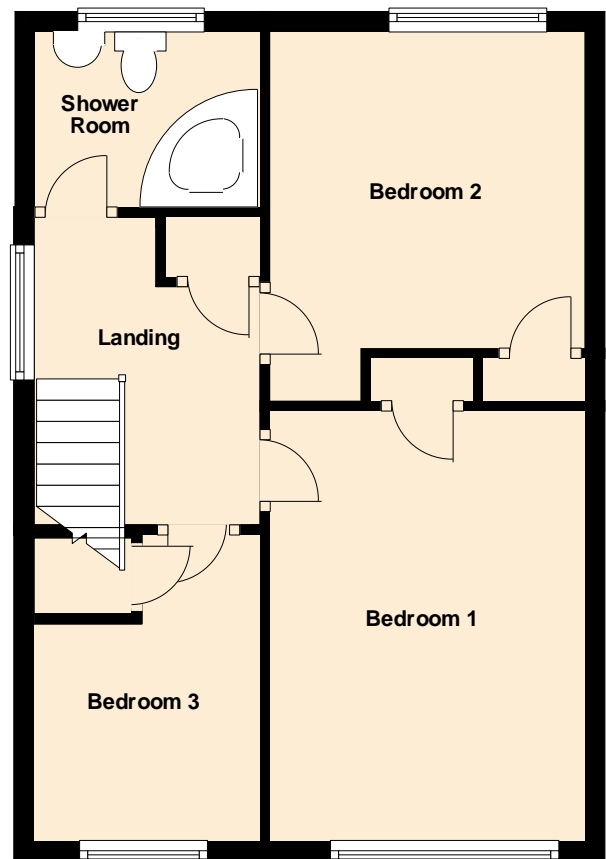
4 Lincoln Close, Runcorn, Cheshire, WA7 4YX

THREE BEDROOM DETACHED WITH CONSERVATORY - POPULAR LOCATION CLOSE TO HIGHLY REGARDED SCHOOL This three bedroom detached property is located off Clifton Road and stands in a Cul De Sac position being fronted by ample parking. Offering well proportioned accommodation and having the benefit of a conservatory to the rear and solar panels. The local area is well regarded and has The Heath School just a short walk away along with excellent road connections to the M56 Motorway. The property consists of; Entrance hall with WC, lounge, open plan dining kitchen with conservatory off to the ground floor whilst three bedrooms and a shower room complete the first floor. Externally, the property has ample off road parking and a detached garage whilst the rear garden is fully enclosed and enjoys a west facing aspect. EPC:D(67)

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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 06/06/2023 15:47:09 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

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Entrance

PVC double glazed doors open to entrance vestibule, front door opens to: Hallway, double panel radiator, single power point, under stairs storage cupboard.

Ground Floor Cloaks

Low level WC. wash hand basin, PVC double glazed window to side elevation.

Lounge 15' 4" x 11' 4" (4.67m x 3.45m)

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, living flame coal effect gas fire standing on a decorative hearth and back, one double, one single power points.



Kitchen/Diner 17' 10" x 9' 11" (5.43m x 3.02m)

Having a range of base and wall units comprising: Single drainer stainless steel sink, mixer tap over, splash back tiling, three double, two single power points, four burner gas hob, electric under oven, filter hood above, integrated dishwasher, plumbing and drainage for automatic washing machine, wood effect laminate flooring. PVC double glazed window to side elevation. Dining Area: Double panel radiator, wood effect laminate flooring, double power point, PVC double glazed French doors to conservatory.



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Conservatory 11' 3" x 7' 9" (3.43m x 2.36m)

PVC double glazed units with French doors to side elevation, wood effect laminate flooring, three double power points, double panel radiator.



First Floor Landing

Stairs from hall to first floor, PVC double glazed window to side elevation. single power point, built in storage cupboard housing a recently installed combi gas central heating boiler.

Bedroom One Front 13' 4" x 10' 2" (4.06m x 3.10m)

PVC double glazed window to front elevation, single panel radiator, built in storage cupboard, three double power points.

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Bedroom Two Rear 11' 10" max x 10' 3" (3.60m x 3.12m)

PVC double glazed window to rear elevation, single panel radiator, built in storage cupboard, two single power points, loft access with pull down ladder and is partially boarded.



Bedroom Three Front 9' 3"max x 7' 2" (2.82m x 2.18m)

PVC double glazed window to front elevation, single panel radiator, two single power points built in storage cupboard,

Shower Room

Fully tiled room having low level WC, wash hand basin, mixer tap over, storage below, fully tiled walk in corner shower enclosure, wall mounted electric shower, chrome effect heated towel rail. PVC double glazed window to rear elevation.

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Externally

The front of the property is fully paved giving ample off road parking, leading to the side and rear of the property giving access to a detached single brick built garage, metal up-over door, power and light. To the rear there is an enclosed lawned garden and paved patio.



Useful Information About This Property:

- DETACHED HOME IN POPULAR LOCATION
- WEST FACING GARDEN
- AMPLE OFF ROAD PARKING
- CLOSE TO HEATH SCHOOL
- SOLAR PANELS
- DETACHED GARAGE
- GROUND FLOOR WC
- Council Tax Band: C

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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