

bp5368



72 york street
runcorn
WA7 5BA
2 Bed Terraced House with First
Floor Bathroom

Independent Family Owned Estate Agents
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£97,500

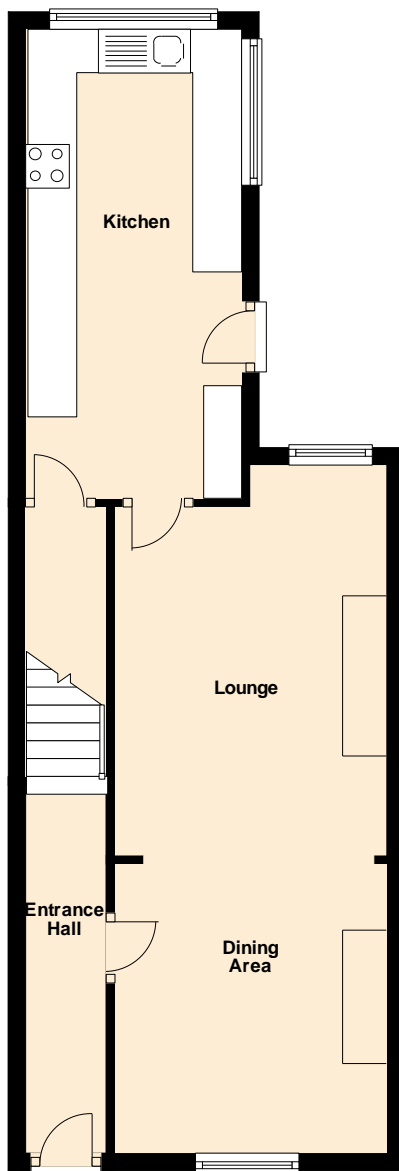
Viewing Advised



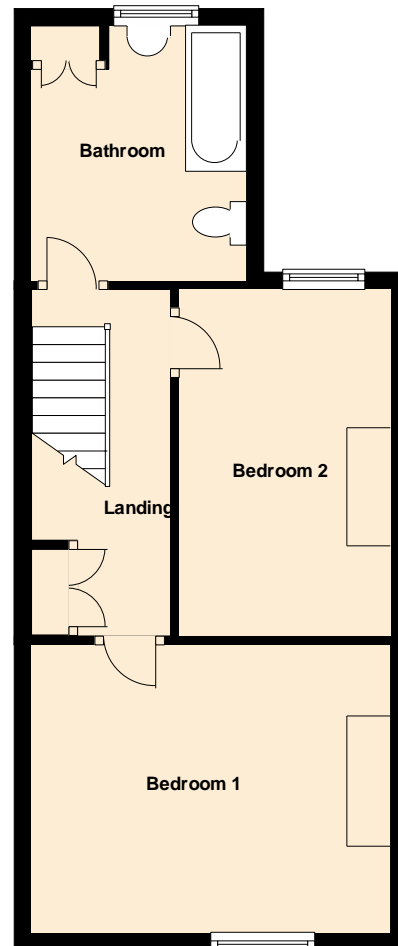
72 york street, runcorn, cheshire, wa7 5ba

POPULAR ESTABLISHED AREA WITH STATION CLOSE BY - HALLWAY AND FIRST FLOOR BATHROOM This two bedroom mid terrace home offers great proportions and is located within a well regarded and convenient area, having Runcorn Railway Station and Runcorn Old Town just a short walk away. The current owner has recently replaced the combination gas central heating boiler giving piece of mind to any potential purchaser. Upon entering the property, viewers will be greeted by a hallway which gives access to the ground floor open plan reception rooms which also has an excellent sized kitchen off. At first floor level two good sized bedrooms and a bathroom can be found. Externally, to the rear of the property there is a reasonable size yard which enjoys a southerly aspect and has ample potential to create a beautiful outside space. Overall a property which has been loved and cared for with exceptional potential to apply a modern finish over time. 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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 17/11/2023 13:33:13 The content of these sales details are the copyright of Bests Estate Agents.

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The property comprises in more detail as follows;

Hallway

PVC double glazed front door opens to hallway, double power point, single panel radiator, wood effect laminate flooring, coved ceiling.

Dining area 10' 10" x 10' 3" (3.30m x 3.12m)

Window to front elevation, single panel radiator, wood effect laminate flooring, meters and services cupboard, living flame coal effect gas fire standing on decorative hearth and back, original coved ceiling, two double power points.

Lounge 14' 8" x 10' 6" (4.47m x 3.20m)

Wood effect laminate flooring, window to rear elevation, single panel radiator, living flame gas fire standing on decorative hearth, one double power point.



Kitchen 17' 9" x 7' 10" (5.41m x 2.39m)

Having fitted base and walls units comprising single drainer sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, splashback tiling, double glazed windows to side and rear elevations, PVC double glazed entrance door to side elevation, tiled floor, single panel radiator, plumbing and drainage for automatic washing machine, four double power points, built in under stairs storage cupboard.



First Floor Landing

Stairs from hall to first floor landing, one double power point, original built in linen cupboard, access to loft.

Bedroom One Front 13' 9" x 11' 0" (4.19m x 3.35m)

Single panel radiator, PVC double glazed window to front elevation, three double power points.

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Bedroom Two Rear 13' 2" x 8' 1" (4.01m x 2.46m)

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



Bathroom

Having a three piece suite comprising low level WC, panel bath with electric shower over, pedestal wash hand basin, splashback tiling, built in storage cupboard housing a newly installed Worcester combination gas central heating boiler, PVC double glazed window to rear elevation, single panel radiator.

Externally

To the rear of the property there is a reasonably sized enclosed yard with separate rear access which enjoys a fair degree of afternoon sunshine.



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Useful Information About This Property:

- ESTABLISHED POPULAR AREA
- CLOSE TO STATION
- HALLWAY AND FIRST FLOOR BATHROOM
- SOUTHFACING REAR YARD
- WELL PROPORTIONED
- NEWLY INSTALLED BOILER
- IDEAL INVESTMENT
- 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.