

Bp5258



53 Lapwing Grove
Palacefields Runcorn
WA7 2TJ
3 Bed Terraced House

£100,000
Viewing Advised

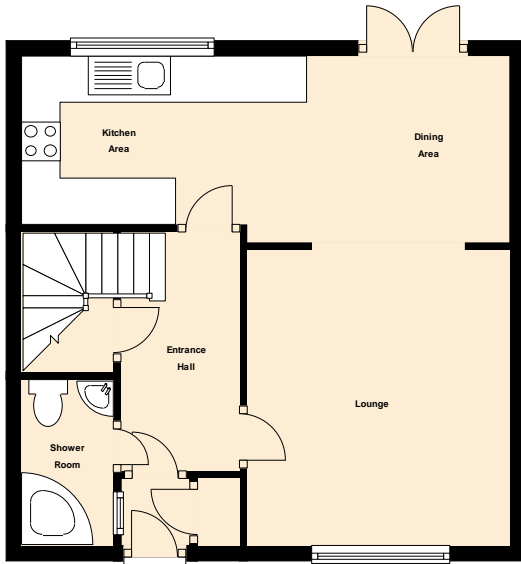
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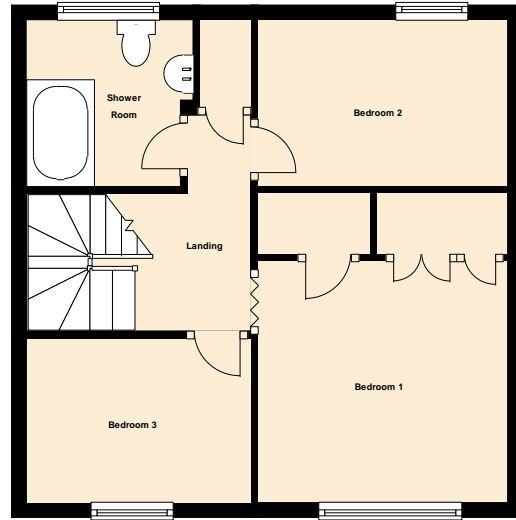
53 Lapwing Grove, Palacefields, Runcorn, Cheshire, WA7 2TJ

EXCELLENT FIRST HOME OR INVESTMENT PROPERTY This well proportioned THREE bedroom property offers excellent value for money and benefits from having a ground floor shower room and a detached garage to the front. Brought to the market with NO CHAIN DELAY this mid row home is an idea first purchase or investment property. Standing of the Palacefields Estate, a convenient area having a wealth of amenities just minutes away. Consisting of: entrance hall with shower room off, lounge and good size kitchen diner to the ground floor whilst the first floor has three bedrooms and a shower room. Externally the property has a detached single garage and enclosed garden to the front whilst the rear garden is mostly paved and is not directly overlooked. Viewing of this realistically price property is recommended. 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. 06/04/2023 10:57:22 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, bin store, meter services cupboard, tiled flooring, glazed panel door opens to: Hallway, wood effect laminate flooring, built in under stairs storage cupboard, double power point, single panel radiator. fitted wall lights.

Ground Floor Shower Room

Low level WC, wash hand basin, walk in shower enclosure, mixer shower attachment over, chrome effect heated towel rail, half tiling to walls, fitted extractor, PVC double glazed window to front elevation.

Lounge 12' 4" x 11' 1" (3.76m x 3.38m)

PVC double glazed window to front elevation, wood effect laminate flooring, fitted wall lights, two double, one single power points.



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Dining area 8' 10" x 7' 10" (2.69m x 2.39m)

PVC double glazed French doors to rear elevation, wood effect laminate flooring, double power point.



Kitchen 11' 11" x 7' 10" max (3.63m x 2.39m)

Having a range of base and wall units comprising; Single drainer stainless steel sink, high neck mixer tap over, four ring electric hob, electric under oven, filter hood above, plumbing and drainage for automatic washing machine, tiled flooring, splash back tiling, two double, one single power points. PVC double glazed window to rear elevation.

First Floor Landing

Stairs from hall to first floor, loft access, single power point, built in storage cupboard housing wall mounted combi gas central heating boiler.

Bedroom One Front 10' 10" x 10' 3" (3.30m x 3.12m)

PVC double glazed window to front elevation, single panel radiator, single power point, built in cupboard, fitted wardrobes.



Bedroom Two Rear 10' 9" x 7' 3" (3.27m x 2.21m)

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

Bedroom Three Front 9' 8" x 7' 3" (2.94m x 2.21m)

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator, two double power points.

Shower Room

Fully tiled room with low level WC, wash hand basin, mixer tap over, over sized walk in shower enclosure with mixer shower attachment, tiled flooring, PVC double glazed window to rear elevation, chrome effect heated towel rail.



Externally

The property is front by a low maintenance garden and detached single garage. To the rear there is a reasonable sized garden themed for ease of maintenance with paved patio area's and raised borders. Separate rear access.



Useful Information About This Property:

- REALISTICALLY PRICE STARTER HOME
- GARAGE TO FRONT
- NOT OVERLOOKED TO REAR
- POPULAR AREA
- AMENITIES CLOSE BY
- IDEAL INVESTMENT
- WELL PROPORTIONED
- Council Tax Band: A

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