

bp5420



12 Ingleton Grove
Runcorn
WA7 2QY
2 Bed Detached Bungalow

£240,000

Viewing Advised

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12 Ingleton Grove, Beechwood, Runcorn, Cheshire, WA7 2QY

FREEHOLD TENURE - FORMER THREE BEDROOM DETACHED BUNGALOW This former THREE bedroom detached property stands in a commanding, elevated cul de sac position within the ever popular and highly regarded Beechwood West area of Runcorn. Offering massive scope for potential buyers to apply their own stamp this spacious property could easily be returned to a three bedroom layout with minimal expenditure. Consisting of an entrance hall with access to the attached garage, lounge, kitchen dining room, two good sized bedrooms and a fully tiled shower room. Externally, a block paved driveway provides ample off road parking leading to the integral garage whilst the rear garden is not directly overlooked and is themed for ease of maintenance. 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. 21/03/2024 17:46:14 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

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

Lounge 15' 3" x 14' 6" (4.64m x 4.42m)

PVC double glazed window to front elevation, double panel radiator, electric convector fire standing on decorative hearth and back, two single power points.





Kitchen/Diner 18' 9" x 9' 5" (5.71m x 2.87m)

Kitchen area has a range of fitted base and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, tiled floor, splash back tiling, three double power points, PVC double glazed window to side elevation and double glazed sliding patio doors to rear elevation. Dining area has two single power points, fitted dado rail, coved ceiling, single panel radiator.



Inner Hallway

Two single power points, access to loft, coved ceiling.

Bedroom One Rear 15' 5" x 12' 1" (4.70m x 3.68m)

PVC double glazed windows to rear and side elevations, two single panel radiators, two double and one single power points, built in storage cupboard housing insulated hot water cylinder, mirror fronted sliding wardrobes with hanging rails and shelves.



Bedroom Two Rear 12' 7" x 8' 11" (3.83m x 2.72m)

PVC double glazed window to rear elevation, single panel radiator, one double and one single power points, coved ceiling, fitted wall lights.

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Shower Room

A fully tiled room with low level WC, bidet, wash hand basin with mixer tap over and vanity storage beneath, fully tiled walk in shower enclosure with wall mounted electric shower, tiled floor, window to side elevation, double panel radiator.

Externally

Property occupies a prominent elevated position within a small cul de sac with partial open views to front, front garden is themed for ease of maintenance and is set over multiple levels with low maintenance gravelled frontage, a block paved driveway provides off road parking and leads to an attached single garage with metal up and over door, power and light. to the rear there is a fully enclosed garden which enjoys a fair degree of privacy not being directly overlooked with multiple paved patio areas and mature shrubbery.



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Useful Information About This Property:

- POPULAR BEECHWOOD AREA
- FREEHOLD
- ELEVATED POSITION
- FORMER THREE BEDROOM
- NOT OVERLOOKED TO REAR
- OPEN ASPECT TO FRONT
- NO CHAIN
- COUNCIL TAX BAND: D

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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.