

bp5404



11 Tetchill Close
Norton, Runcorn
WA7 6SX
3 Bed Semi Detached House with
Conservatory

Independent Family Owned Estate Agents
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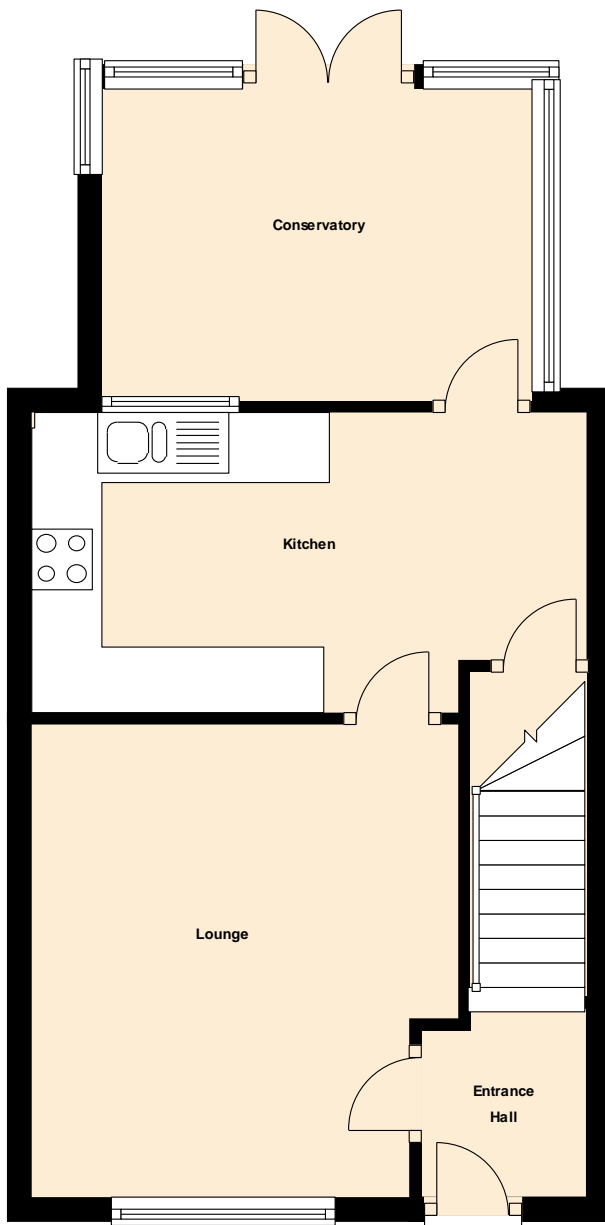
Offers in Excess of
£200,000



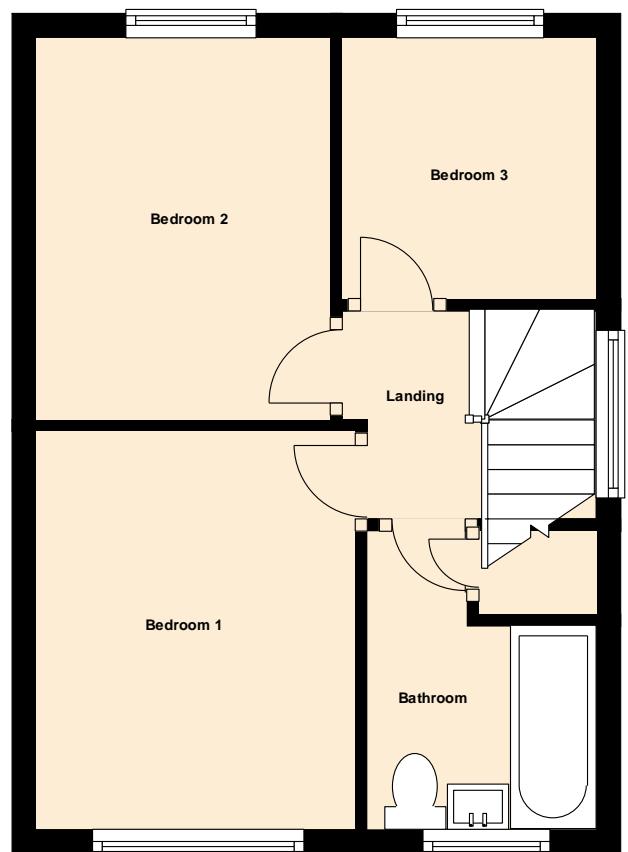
11 Tetchill Close, Norton, Runcorn, Cheshire, WA7 6SX

CANAL SIDE DEVELOPMENT - PRIMROSE BROOK, NORTON - EXCELLENT FIRST HOME This modern three bedroom semi detached home is located in a beautiful cul de sac position with the Bridgewater Canal which offers scenic walks just a stones throw away. Runcorn East Railway Station is also a short walk away making this excellent first home a great choice. Presented to very pleasing standards throughout and benefiting from having a PVC double glazed conservatory to the rear. The accommodation consists of an entrance hallway, lounge, kitchen and conservatory to the ground floor whilst three bedrooms and a bathroom can be found at first floor level. Ample off road parking is provided by way of a tarmac driveway to the front and a reasonable sized garden with paved and wood deck patio areas can be found to the rear which enjoys a fairly private aspect not being directly overlooked. 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. 12/03/2024 09:58:08 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;

Entrance Hallway

Canopied entrance PVC double glazed front door opens to hallway, single panel radiator, single power point, telephone extension point, coved ceiling, herringbone effect flooring.

Lounge 12' 11" x 11' 7" (3.93m x 3.53m)

PVC double glazed window to front elevation with fitted plantation style shutters, single panel radiator, herringbone effect flooring, coved ceiling, three double power points.



Kitchen 14' 11" x 8' 1" (4.54m x 2.46m)

Having a range of high gloss fitted base and wall units comprising one and a half bowl stainless steel 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 and dishwasher, wood effect laminate flooring, PVC double glazed window to rear elevation, entrance door to conservatory, built in under stairs storage cupboard, double panel radiator, wall mounted combination gas central heating boiler.



Conservatory 11' 8" x 8' 2" (3.55m x 2.49m)

Having PVC double glazed units with French doors opening to rear elevation, wood effect laminate flooring, two double power points.

First Floor Landing

Stairs from hall to first floor landing, access to loft with pull down ladder, PVC double glazed window to side elevation.



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Bedroom One Front 11' 2" x 8' 7" (3.40m x 2.61m)

PVC double glazed window to front elevation with fitted plantation style shutters, single panel radiator, four double power points, recently installed panelling to one wall.

Bedroom Two Rear 10' 0" x 7' 10" (3.05m x 2.39m)

Single panel radiator, PVC double glazed window to rear elevation, coved ceiling, two double power points.



Bedroom Three Rear 7' 0" x 6' 10" (2.13m x 2.08m)

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

Bathroom

Having a modern suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath with fitted glass shower screen with electric shower over, attractive splash back tiling, PVC double glazed window to front elevation, fitted shaver point, tiled floor, chrome effect heated towel rail, fitted extractor fan, built in storage cupboard housing insulated hot water cylinder.



Externally

Property forms part of a pleasant canal side Cul de sac being fronted by a laid lawn garden and tarmac driveway providing off road parking (with electric car charging point). Whilst, to the rear there is a very pleasant reasonable sized garden with paved and wood decked patio areas, laid lawn garden separate rear access all of which is not directly overlooked.

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Useful Information About This Property:

- CANAL SIDE LOCATION
- CUL DE SAC
- FREEHOLD
- IDEAL FIRST HOME
- WELL PRESENTED
- CONSERVATORY TO REAR
- ELECTRIC CAR CHARGING POINT
- 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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