

bp5398



12 The Uplands
Runcorn
WA7 2UA
3 Bed Terraced House

£110,000

Viewing Advised

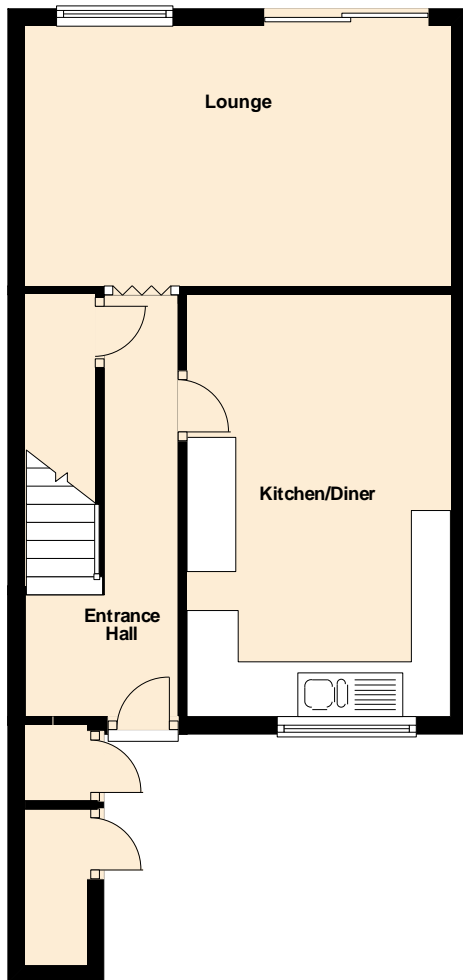
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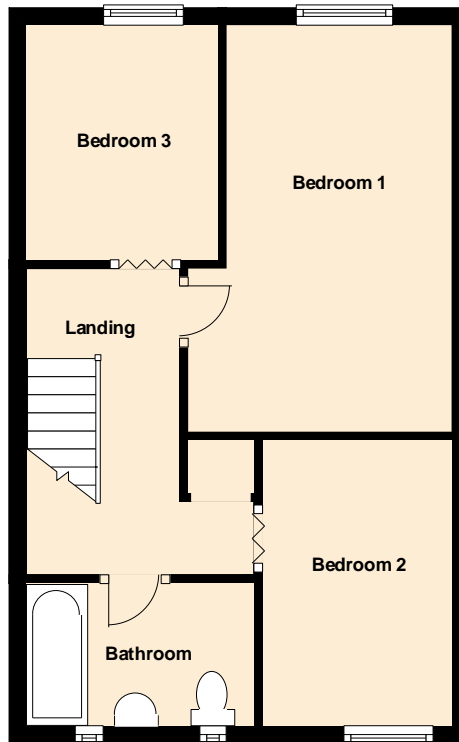
12 The Uplands, Palacefields, Runcorn, Cheshire, WA7 2UA

THREE BEDROOMS -CONVENIENT LOCATION -EXCELLENT FIRST HOME This three bedroom mid terrace home would be perfectly suited to those looking for an exceptional value first home or investment property having had a replacement roof in recent years along with having combination gas central heating and pvc double glazing throughout. Standing in a convenient location with a wealth of amenities all within walking distance, offering well proportioned family accommodation which briefly comprises of entrance hall, great sized kitchen diner and lounge to the ground floor whilst three bedrooms and a fully tiled family bathroom complete the first floor. Externally, a block paved driveway provides off road parking to the front whilst a fully paved rear garden which is not overlooked can be found to the rear. 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. 19/02/2024 13:32:05 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Composite double glazed front door opens to entrance hallway, single panel radiator, wood effect laminate flooring, one single power point, built in under stairs storage cupboard.

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Lounge 15' 8" x 9' 10" (4.77m x 2.99m)

Wood effect laminate flooring, two double panel radiators, PVC double glazed window and PVC double glazed sliding patio doors to rear elevation, three double power points, switch for exterior light.



Kitchen/Dining Room 15' 10" x 9' 9" (4.82m x 2.97m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, gas cooker point, wall mounted combination gas central heating boiler, attractive splash back tiling, tiled floor, double panel radiator, two single and four double power points.



First Floor Landing

Stairs from hall to first floor landing, one single power point, built in storage cupboard with single power point, access to loft which is partially boarded.

Bedroom One Rear 15' 1" x 9' 10 maximum" (4.59m x 2.99m)

Wood effect laminate flooring, PVC double glazed window to rear elevation, one double panel radiator, two double sockets.



Bedroom Two Front 10' 9" x 6' 11" (3.27m x 2.11m)

Wood effect laminate flooring, PVC double glazed window to front elevation, double panel radiator, one double socket.

Bedroom Three Rear 8' 8" x 7' 2" (2.64m x 2.18m)

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



Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer shower attachment, fully tiled walls, fitted mini ceiling down lighters, extractor fan, two PVC double glazed windows to front elevation.



Externally

Property is fronted by a block paved driveway providing off road parking whilst to the rear there is a fully enclosed garden themed for ease of maintenance being fully paved with separate rear access, included in the sale is a timber garden shed.



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Useful Information About This Property:

- EXCELLENT VALUE
- NOT OVERLOOKED TO REAR
- PVC DOUBLE GLAZING
- COMBINATION GAS CENTRAL HEATING
- ROOF REPLACED
- CLOSE TO AMENITIES
- OFF ROAD PARKING
- 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.