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3 Ashbourne Avenue
Runcorn
WA7 4XY
3 Bed Semi Detached House

£220,000

Viewing Advised

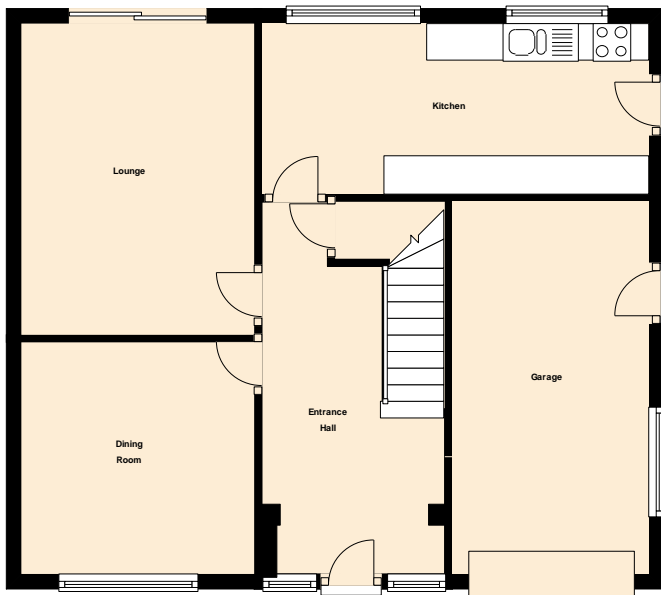
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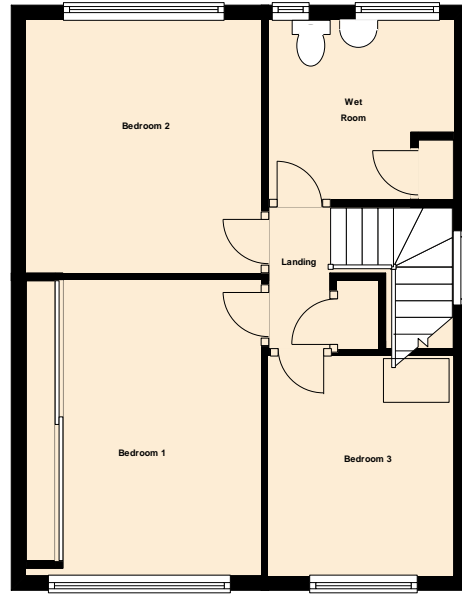
3 Ashbourne Avenue, Runcorn, Cheshire, WA7 4XY

GREAT SIZE THREE BED SEMI - CLOSE TO HIGHLY REGARDED SCHOOLING
This three bedroom semi detached home is located on Ashbourne Avenue, off Clifton Road and is brought to the market with NO CHAIN DELAY. Offering well proportioned living accommodation with a reasonable size third bedroom. The current owner has spent many happy years in the property and has updated the kitchen and glazing in recent years making this property a perfect family home. Offering a convenient location being minutes away from well regarded primary and secondary schooling. Consisting of a welcoming entrance hall, lounge, dining room and spacious kitchen to the ground floor whilst three good sized bedrooms and a fully tiled wet room complete the first floor. Externally, a recently installed pressed resin driveway provides off road parking and leads to an attached single garage, whilst the enclosed rear garden enjoys a southerly aspect. EPC:D(67)

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. 18/10/2023 10:07:08 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Hallway

Recently installed composite front door opens to hallway with all main rooms off, wood effect laminate flooring, radiator, built in under stairs storage cupboard.



Lounge 13' 5" x 10' 4" (4.09m x 3.15m)

PVC double glazed sliding patio doors to rear elevation, radiator, two double power points.



Dining Room 10' 3" x 10' 1" (3.12m x 3.07m)

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

Kitchen 16' 10" x 7' 11" (5.13m x 2.41m)

Having a range of recently installed high gloss 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 filter hood above, high line electric double oven and integrated microwave, concealed gas central heating boiler, single panel radiator, splash back tiling, two PVC double glazed windows to rear elevation and PVC double glazed door to side elevation, plumbing and drainage for automatic washing machine, six double power points.



First Floor Landing

Stairs from hall to first floor landing, built in storage cupboard, PVC double glazed window to side elevation, access to loft.

Bedroom One Front 12' 8" x 10' 2" (3.86m x 3.10m)

PVC double glazed window to front elevation, single panel radiator, extensive built in mirror fronted sliding wardrobes, two single power points.

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Bedroom Two Rear 10' 11" x 10' 3" (3.32m x 3.12m)

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

Bedroom Three Front 9' 3" x 8' 0" (2.82m x 2.44m)

PVC double glazed window to front elevation, single panel radiator, one double power point.



Wet Room

A fully tiled room having low level WC, wash hand basin, corner shower area with wall mounted electric shower, two PVC double glazed windows to rear elevation, single panel radiator, fitted extractor fan, built in storage cupboard housing insulated hot water cylinder.



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Externally

The property occupies a prominent position on Ashbourne Avenue being fronted by a recently landscaped ease of maintenance frontage with a pressed resin driveway, whilst to the rear there is a fully enclosed garden with paved patio areas, laid lawn with mature borders including a mature pear tree all of which enjoys a fair degree of sunshine having a south facing aspect.



Useful Information About This Property:

- WELL PROPORTIONED
- CLOSE TO HIGHLY REGARDED SCHOOLING
- ATTACHED GARAGE
- SOUTHERLY ASPECT TO REAR
- RECENTLY INSTALLED PRESSED RESIN DRIVEWAY
- UPDATED PVC GLAZING
- WELCOMING HALLWAY
- 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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