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6 Norton Cottages
Runcorn
WA7 3AJ
2 Bed Terraced House

£160,000

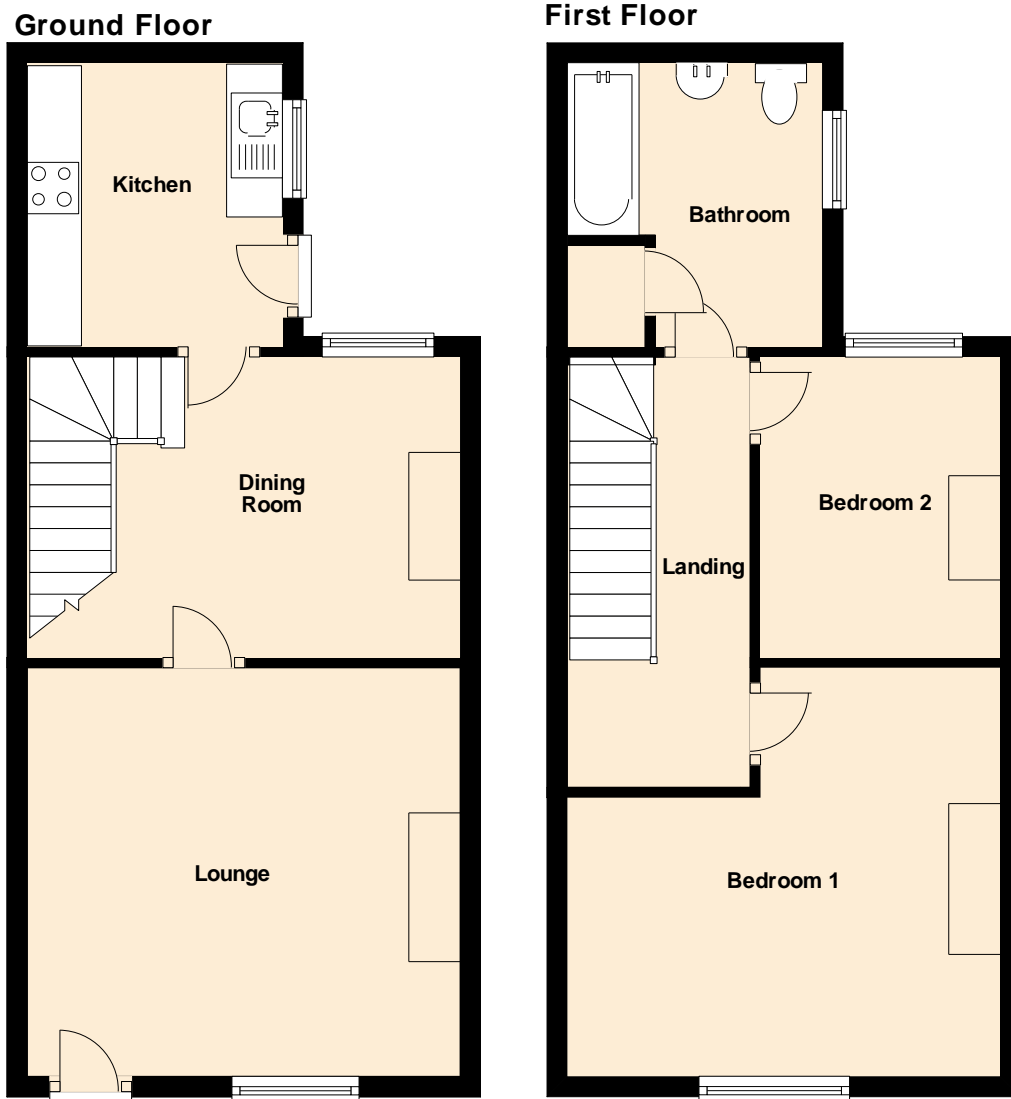
Viewing Advised

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6 Norton Cottages, Preston Brook, Runcorn, Cheshire, WA7 3AJ

LATE 18th CENTURY COTTAGE - NO CHAIN DELAY - CANAL WALKS CLOSE BY
This charming mid row cottage was originally constructed circa late 18th century as accommodation for the canal workers and their families. Offering deceptively spacious accommodation which is undoubtedly in keeping with its era, whilst retaining some original features the current owner has installed period fixtures which compliment the feel of this quirky property. Located on the perimeter of Runcorn with scenic canal walks just a stones throw away, this mature property is approached over a private road serving this row of just 6 cottages. Fronted by a lawn garden with mature apple tree and paved parking whilst an enclosed yard can be found to the rear. Internally, the accommodation provides a lounge, dining room and kitchen to the ground floor whilst at first floor level two bedrooms and a bathroom can be found, all of which is warmed by gas central heating and has PVC double glazing installed throughout. EPC:TBC



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. 05/10/2023 09:48:27 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

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Lounge 13' 11" x 13' 1" (4.24m x 3.98m)

Front door opens to lounge, double panel radiator, PVC double glazed window to front elevation, four double power points, period living flame gas fire with cast iron surround predating 1830.



Dining Room 13' 11 maximum" x 9' 6" (4.24m x 2.89m)

PVC double glazed window to rear elevation, vintage 1920's style open fire, double panel radiator, two double power points, TV point, fitted wall lights. Original kitchen door set in original frame opens to kitchen.



Kitchen 9' 1" x 8' 4" (2.77m x 2.54m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four burner gas hob, high line gas double oven, plumbing and drainage for automatic washing machine, single panel radiator, tiled floor, PVC double glazed window to side elevation and entrance door to side elevation, wall mounted gas central heating boiler, four double power points.



First Floor Landing

Stairs from dining room to first floor landing. Original sanded wood paneling, one single power point, access to loft with pull down ladder which is boarded and has light.

Bedroom One 13' 11" x 13' 0" (4.24m x 3.96m)

PVC double glazed window to front elevation, single panel radiator, three double power points, telephone extension point, fitted dado rail.



Bedroom Two Rear 9' 4" x 7' 9" (2.84m x 2.36m)

PVC double glazed window to rear elevation, single panel radiator, one double power point, telephone extension point.

Bathroom 9' 3" x 8' 5" (2.82m x 2.56m)

Having a white three piece suite comprising low level WC, pedestal wash hand basin, panel bath with mixer tap, telephone style mixer tap with shower attachment, PVC double glazed window to side elevation, splash back tiling, single panel radiator, built in storage cupboard with insulated hot water cylinder.



Externally

To the front of the property there is a paved driveway providing off road parking, laid lawn with central mature apple tree and established perimeter hedgerows. Whilst, to the rear of the property there is a fully enclosed yard, themed for ease of maintenance being fully paved which has separate rear access.

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Useful Information About This Property:

- Charming Period Cottage
- No Chain Delay
- Secluded Position
- PVC Double Glazing
- First Floor Bathroom
- Dating Back To Circa 18th Century
- Off Road Parking
- Council Tax Band: B

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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