

bp5406



65 Calvers
Runcorn
WA7 2EN
3 Bed Terraced House

£122,500

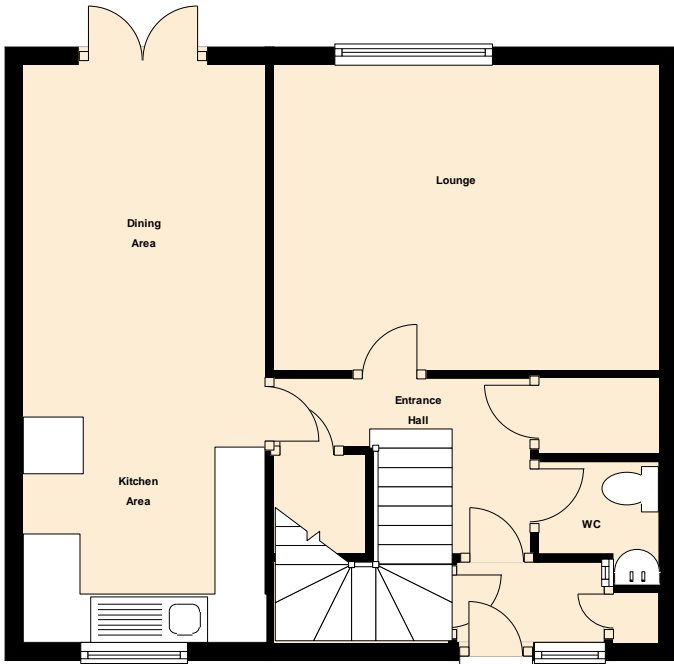
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



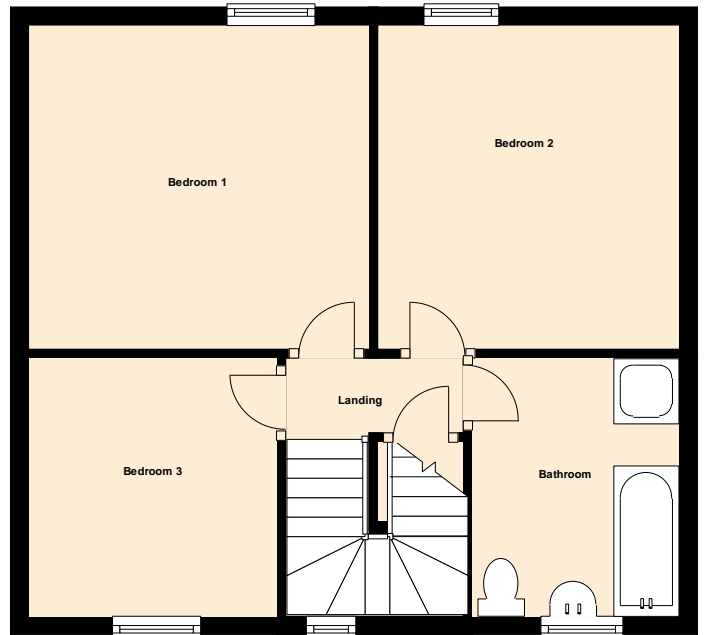
65 Calvers, Runcorn, Cheshire, WA7 2EN

SPACIOUS FAMILY HOME - POPULAR AREA - IDEAL FIRST BUY Brought to the market with NO CHAIN DELAY is this spacious three bedroom mid terrace home which is located within a popular residential area, central to town having amenities and road connections close by. Consisting of an entrance hallway with ample storage and WC, lounge and kitchen/diner to the ground floor whilst three good sized bedrooms and a family bathroom complete the first floor. Externally, the property is fronted by a lawn garden whilst the rear garden is a reasonable size and has access to the communal parking which is located to the rear of the property. 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. 12/04/2024 15:26:30 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, wood effect laminate flooring, built in storage cupboard, meters and services cupboard.

Entrance Hallway

Glazed panel door opens to hallway, wood effect laminate flooring, double panel radiator, two built in storage cupboards one of which has plumbing and drainage for automatic washing machine.

Ground Floor Cloaks

Low level WC, wash hand basin, single panel radiator.

Lounge 14' 0" x 10' 11" (4.26m x 3.32m)

Wood effect laminate flooring, coved ceiling, PVC double glazed window to rear elevation, double panel radiator, one double and one single power points.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Kitchen/Diner 20' 8" x 8' 9" (6.29m x 2.66m)

Kitchen area has a range of fitted base and wall units with single drainer sink with high neck mixer tap over, gas cooker point, fitted filter hood, splash back tiling, two single and two double power points, PVC double glazed window to front elevation, wood effect laminate flooring. Dining area has a double panel radiator, wood effect laminate flooring, one single power point, PVC double glazed French doors to rear elevation.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to front elevation, single power point, access to loft, built in storage cupboard housing wall mounted combination gas central heating boiler.

Bedroom One Rear 11' 8" x 11' 4" (3.55m x 3.45m)

Wood effect laminate flooring, single panel radiator, coved ceiling, PVC double glazed window to rear elevation, two double power points.

Bedroom Two Rear 11' 3" x 11' 4" (3.43m x 3.45m)

Wood effect laminate flooring, single panel radiator, PVC double glazed window to rear elevation, two double power points, coved ceiling.



Bedroom Three Front 9' 2" x 8' 11" (2.79m x 2.72m)

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

Bathroom

A fully tiled room having a white four piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath, corner shower enclosure with mixer shower, PVC double glazed window to front elevation, double panel radiator.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Externally

Property is fronted by a laid lawn garden whilst to the rear there is a fully enclosed reasonable sized garden with paved patio, laid lawn and separate rear access.

Useful Information About This Property:

- EXCELLENT SIZE
- NO CHAIN
- GROUND FLOOR WC
- RECENTLY UPDATED BOILER
- GOOD SIZE BEDROOMS
- POPULAR AREA
- COMMUNAL PARKING TO REAR
- 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.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.