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66 Beaconsfield Road
Runcorn
WA7 4BT
2 Bed End Terraced House

£135,000

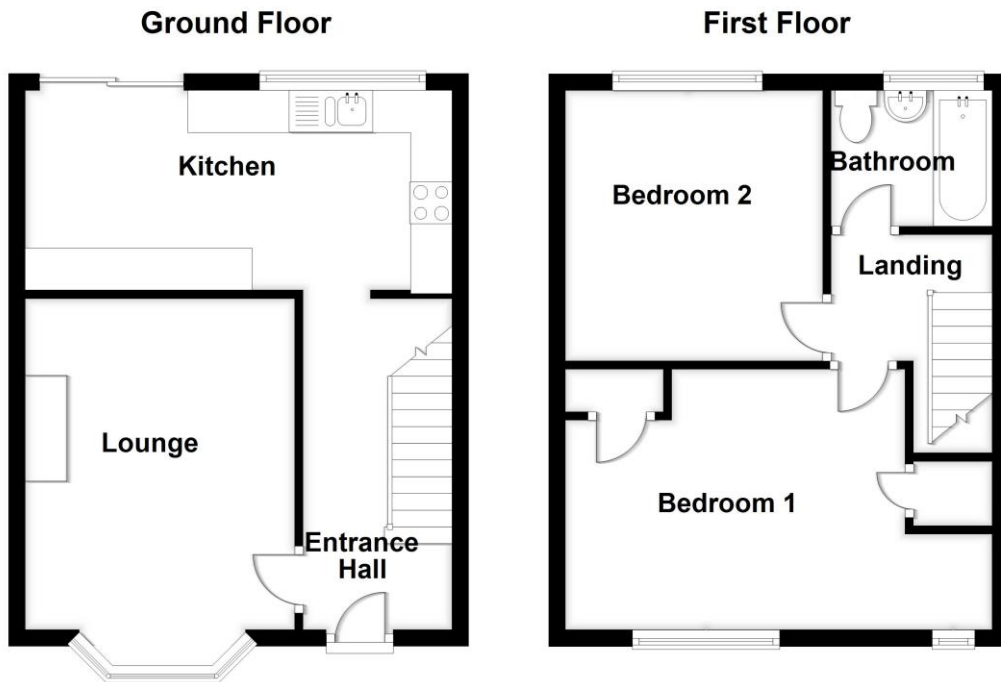
Viewing Advised

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66 Beaconsfield Road, Runcorn, Cheshire, WA7 4BT

EXCELLENT FIRST HOME - WELL PROPORTIONED - RECENTLY REDECORATED This TWO bedroom end terrace property is brought to the market with NO CHAIN DELAY and is the ideal purchase for first time buyers or investors alike. Offering well proportioned accommodation which has recently been redecorated throughout making perfect if you're looking for a move in ready home. Located within an established area having amenities including schooling close by along with easy access to both road and rail connections. Consisting of an entrance hall, lounge and kitchen dining room to the ground floor whilst two great size bedrooms and a bathroom complete the first floor. PVC double glazing along with combination gas central heating is installed throughout the property which is fronted by a driveway, mature perimeter hedge row whilst the rear garden is a generous size having a great paved patio and enjoys a westerly aspect. EPC:C(71)



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. 19/04/2024 10:27:11 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance- Front door opens to hallway, single panel radiator, slate tiled flooring, meters and services cupboard, one single power point.

Lounge 13' 0" x 10' 7" (3.96m x 3.22m)

Oak veneer flooring, coved ceiling, PVC double glazed bay window to front elevation, double panel radiator, fitted wall lights, two double power points.



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Kitchen/Diner 17' 0" x 7' 10" (5.18m x 2.39m)

Having an extensive range of fitted base and wall units comprising one and a half bowl stainless steel single drainer sink with high neck mixer tap over, four burner gas hob with electric oven beneath, plumbing and drainage for automatic washing machine and space for dishwasher, concealed wall mounted combination gas central heating boiler, seven double and three single power points, slate effect tiled flooring, PVC double glazed window and sliding doors to rear elevation, coved ceiling.



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First Floor Landing

Stairs from hall to first floor landing, access to loft.

Bedroom One Front 17' 0 maximum" x 10' 0" (5.18m x 3.05m)

Two PVC double glazed windows to front elevation, single panel radiator, two built in storage cupboards, two double power points, exposed and varnished wood flooring.



Bedroom Two Rear 11' 0" x 10' 1" (3.35m x 3.07m)

PVC double glazed window to rear elevation, coved ceiling, four double power points, exposed and varnished wood flooring, single panel radiator.

Bathroom

Having a white three piece suite comprising low level WC, wash hand basin and panel bath with electric shower over, fully tiled walls, PVC double glazed window to rear elevation, chrome effect heated towel rail.



Externally

Property is fronted by a laid lawn garden having a mature perimeter hedgerow, a concrete driveway provides off road parking whilst to the rear there is a very reasonable sized fully enclosed garden with paved patio area, laid lawn garden, mature perimeter borders and useful brick built garden store all of which enjoys a west facing aspect to make the most of afternoon sunshine.

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Useful Information About This Property:

- SUPERB STARTER HOME
- RECENTLY REDECORATED
- OFF ROAD PARKING
- WEST FACING REAR GARDEN
- NO CHAIN DELAY
- TWO DOUBLE BEDROOMS
- POPULAR AREA
- 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.

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