

bp5401



20 Stanmore Road
Runcorn
WA7 5RH
2 Bed Semi Detached House with
Garage

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

www.bests.co.uk

£150,000

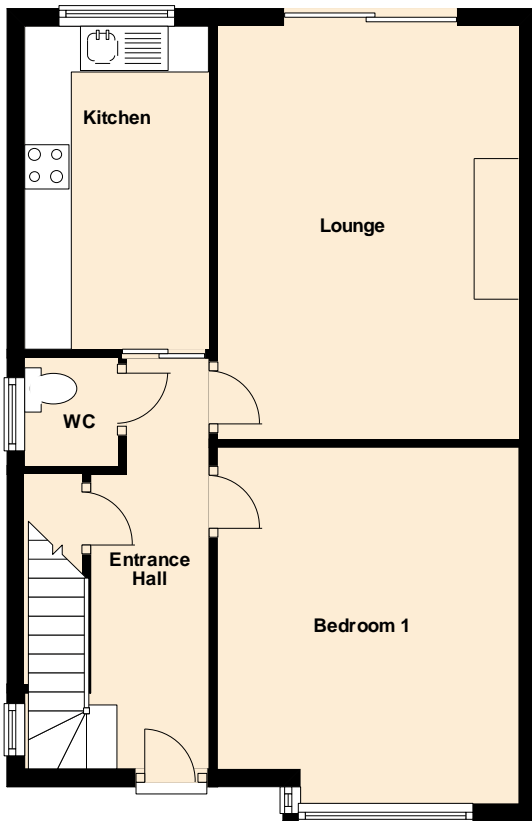
Viewing Advised



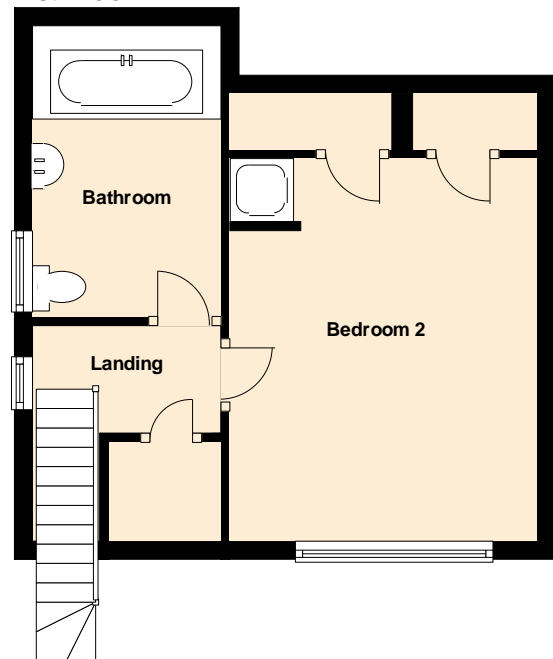
20 Stanmore Road, Runcorn, Cheshire, WA7 5RH

TWO BEDROOM DORMER SEMI WITH GARAGE - NO CHAIN - SOUTH FACING REAR GARDEN Making an ideal purchase for first time buyers and those looking to scale down is this two bedroom dormer semi detached home, located in a popular, convenient and central area of Runcorn having amenities and schooling close by. Brought to the market with NO CHAIN DELAY and briefly comprising of entrance hall with WC, good sized lounge diner, kitchen and a double bedroom to the ground floor whilst a further excellent sized bedroom and a bathroom can be found at first floor level. A lawn garden fronts the property whilst a paved driveway provides off road parking and leads to a detached single garage to the rear. The rear garden is a reasonable size and enjoys a southerly aspect. 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. 22/02/2024 14:48:26 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to entrance hallway, wood effect laminate flooring, single panel radiator, PVC double glazed window to side elevation, coved ceiling, two double power points, built in under stairs storage cupboard.

Ground Floor Cloaks

Low level WC, PVC double glazed window to side elevation, wood effect laminate flooring.

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

Lounge 15' 7" x 11' 3" (4.75m x 3.43m)

Wood effect laminate flooring, double panel radiator, coved ceiling, fitted wall lights, living flame gas fire standing on decorative hearth and back, PVC double glazed sliding patio doors to rear elevation, four double power points.

Kitchen 12' 3" x 6' 10" (3.73m x 2.08m)

Having a range of fitted base and wall units comprising one and a half bowl acrylic style sink with high neck mixer tap over, in set four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, splash back tiling, tiled floor, concealed wall mounted combination gas central heating boiler, double panel radiator, PVC double glazed window to rear elevation, four double power points.



Bedroom One Front Ground Floor 13' 2" x 11' 2" (4.01m x 3.40m)

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



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, useful built in storage cupboard, one double power point.

Bedroom Two Front 13' 11" x 11' 2" (4.24m x 3.40m)

PVC double glazed window to front elevation, single panel radiator, four double power points, two built in storage cupboards, fully tiled walk in shower enclosure with mixer shower attachment, loft access to useful storage space.

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



© Bests Estate Agents



© Bests Estate Agents

Bathroom

A fully tiled room having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap, chrome effect heated towel rail, tiled floor, PVC double glazed window to side elevation.

Externally

Property is fronted by a paved driveway providing off road parking and leading to a detached single garage whilst to the rear there is a fully enclosed garden which enjoys a fair degree of privacy and has a south facing aspect.



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents

Useful Information About This Property:

- SOUTH FACING REAR GARDEN
- IDEAL FOR FIRST TIME BUYER OR DOWN SIZING
- POPULAR AREA
- GARAGE TO REAR
- GROUND FLOOR WC
- OFF ROAD PARKING
- NO CHAIN DELAY
- 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.

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