

BP5415



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents

41 Dorrington Close
Runcorn
WA7 6JR
2 Bed Semi Detached Bungalow

£155,000

Viewing Advised

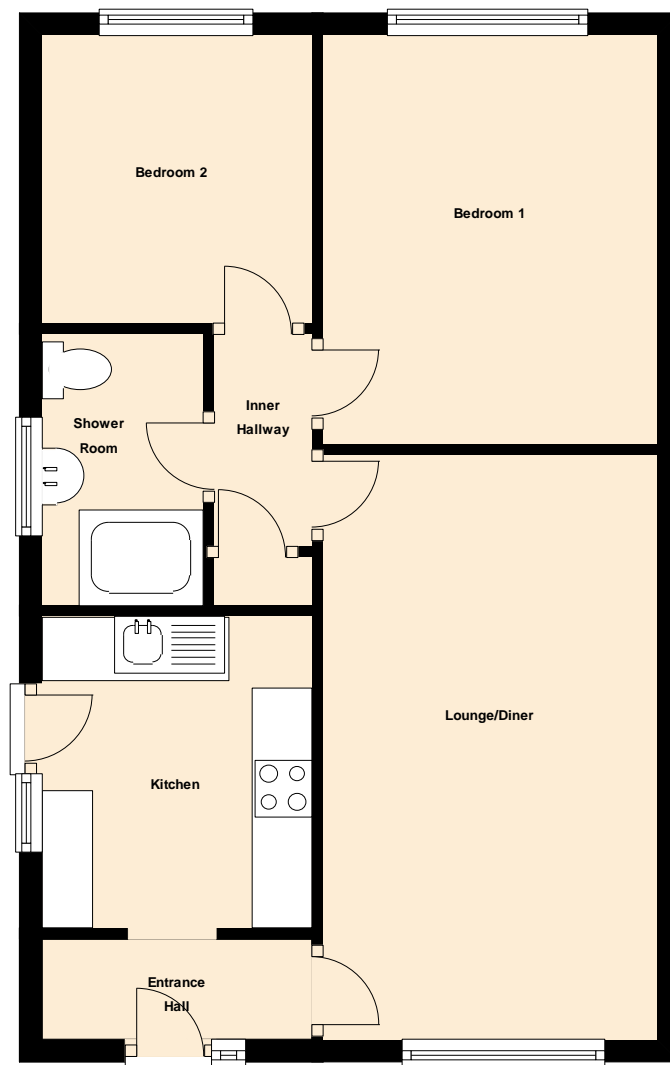
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



41 Dorrington Close, Murdishaw, Runcorn, Cheshire, WA7 6JR

UPDATED AND IMPROVED SEMI DETACHED BUNGALOW IN A POPULAR AREA
This manageable sized bungalow has been updated and improved in recent years and now boasts a modern, light and airy feel throughout. Brought to the market presented to pleasing standards having a modern kitchen, updated shower room, PVC double glazing and combination gas central heating. The property also enjoys a very pleasant aspect to the rear, not being overlooked and benefiting from having a tree lined aspect. Conveniently situated, this home provides easy access to local amenities, including Runcorn East Railway Station. Additionally, the nearby Bridgewater Canal offers canalside walks, perfect for leisurely strolls. The internal accommodation briefly comprises of an entrance hall, kitchen, lounge diner, two bedrooms and a modern shower room. In summary, this updated and improved semi-detached bungalow presents an excellent opportunity to acquire a modern and comfortable home in a desirable location. Internal inspection is highly recommended to fully appreciate all that this property has to offer. EPC:TBC

Ground 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. 13/03/2024 13:43:45 The content of these sales details are the copyright of Bests Estate Agents.

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

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to entrance hallway, single panel radiator, one single power point.

Lounge 16' 11" x 9' 7" (5.15m x 2.92m)

PVC double glazed window to front elevation, single panel radiator, three single and two double power points, fitted wall lights, fitted mini ceiling down lighters.



Kitchen 8' 11" x 7' 11" (2.72m x 2.41m)

Having recently installed fitted base and wall units with single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with filter hood above, highline electric double oven, integrated fridge and freezer, plumbing and drainage for automatic washing machine, attractive splashback tiling, concealed wall mounted combination gas central heating boiler, PVC double glazed window and entrance door to side elevation, two double power points.



Inner Hallway

Access to loft, fitted wall light, useful built in storage cupboard.

Bedroom One Rear 11' 10" x 9' 8" (3.60m x 2.94m)

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

Bedroom Two Rear 8' 8" x 7' 11" (2.64m x 2.41m)

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

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



Shower Room

A recently updated room having low level WC, wash hand basin with waterfall style mixer tap over and vanity storage beneath, over sized fully tiled walk in shower enclosure with mixer shower attachment and additional shower wand, tiled floor, chrome effect heated towel rail, fitted extractor fan, PVC double glazed window to side elevation.



Externally

Property is fronted by a well tended laid lawn garden with planted borders, tarmac driveway provides off road parking whilst to the rear there is a reasonable sized garden which is not overlooked enjoys a wooded aspect and has paved patio, laid lawn garden with planted borders.



Useful Information About This Property:

- UPDATED AND IMPROVED
- SOLAR PANELS
- OFF ROAD PARKING
- NOT OVERLOOKED TO REAR
- POPULAR AREA
- CLOSE TO RUNCORN EAST STATION
- IDEAL FIRST HOME
- 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.