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10 Farnley Close
Norton Runcorn
WA7 6NN
2 Bed Semi Detached House

£150,000

Viewing Advised

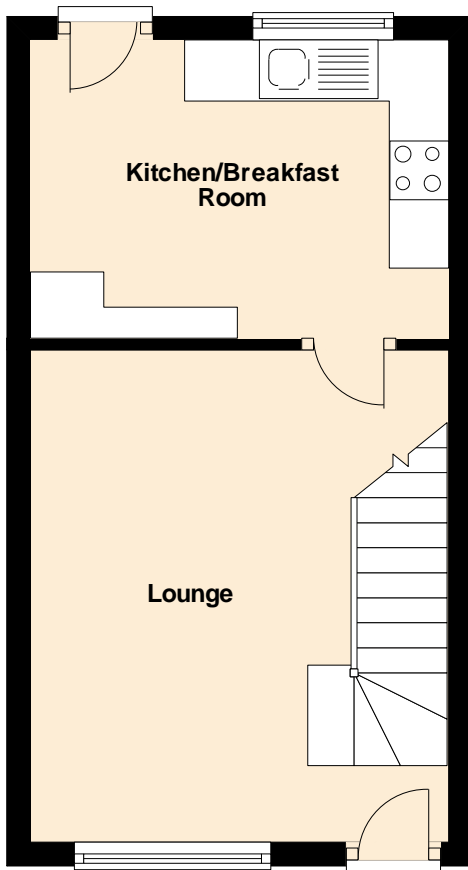
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



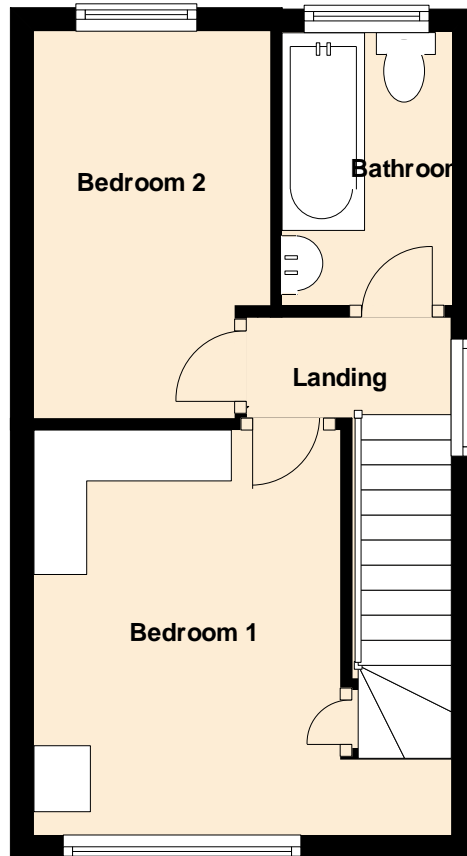
10 Farnley Close, Windmill Hill, Runcorn, Cheshire, WA7 6NN

EXCELLENT STARTER HOME IN POPULAR LOCATION Bests Estate Agents are pleased to bring this very well presented two bedroom semi detached property to the open market. Located within a very pleasant cul de sac in a popular and highly regarded part of town, this modern semi detached property would suit those seeking to purchase their first home or buyers looking for a more manageable sized property alike. The property benefits from a modern high gloss kitchen, Worcester combi heating and double width driveway to the front providing off road parking. To the rear of the property there is a pleasant mature split level garden which enjoys a fair degree of privacy. Early viewing of this superb starter home is highly recommended. EPC D(64)

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. 02/11/2023 13:39:01 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Canopied entrance with Wifi activated lighting. Recently installed black composite front door opens to lounge.

Lounge 13' 11" x 11' 9" (4.24m x 3.58m)

Wood effect laminate flooring, PVC double glazed window to front elevation, one double panel radiator, two single one double power points, telephone/virgin media point, glazed panel door opens to kitchen.

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Kitchen/Breakfast Room 8' 4" x 11' 9" (2.54m x 3.58m)

Having a range of modern high gloss base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, halogen four ring electric hob with built in double oven beneath and filter hood above, brick style splash back tiling, ceramic tiled floor, five double power points one with USB charging ports, fitted breakfast bar, one double panel radiator, fitted mini ceiling down lighters, plumbing and drainage for automatic washing machine, PVC double glazed fire escape window and door to rear elevation.



First Floor Landing

Stairs from lounge to first floor landing access to loft, PVC double glazed window to side elevation, one single power point.

Bedroom One Front 11' 9" x 8' 7" (3.58m x 2.61m)

PVC double glazed window to front elevation, single panel radiator, built in storage cupboard housing wall mounted Worcester combination gas central heating boiler, two double power points with USB charging ports, recently installed fitted wardrobes, larger loft access with pull down ladder.



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Bedroom Two Rear 10' 7 max" x 6' 7 max" (3.22m x 2.01m)

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

Bathroom

Having a white three piece suite comprising low level W.C, pedestal wash hand basin and panelled bath with electric shower over, splash back tiling to two walls, PVC double glazed window to rear elevation, chrome effect heated towel rail.



Externally

Situated within a very pleasant Cul De Sac, the property is fronted by a recently installed block paved driveway which provides off road parking and leads to the side of the property. To the rear there is a enclosed south facing garden with paved patio area's all of which is not directly overlooked and enjoys a fair degree of sunshine, weather permitting.



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Useful Information About This Property:

- SOUTH FACING REAR GARDEN
- EXCELLENT STARTER HOME
- DOUBLE WIDTH DRIVEWAY TO FRONT
- MODERN KITCHEN
- POPULAR NORTON LOCATION
- CUL DE SAC POSITION
- PVC DOUBLE GLAZING
- 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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