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120 Thorn Road  
Runcorn  
WA7 5JG  
3 Bed Terraced House with  
Garage

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

[www.bests.co.uk](http://www.bests.co.uk)

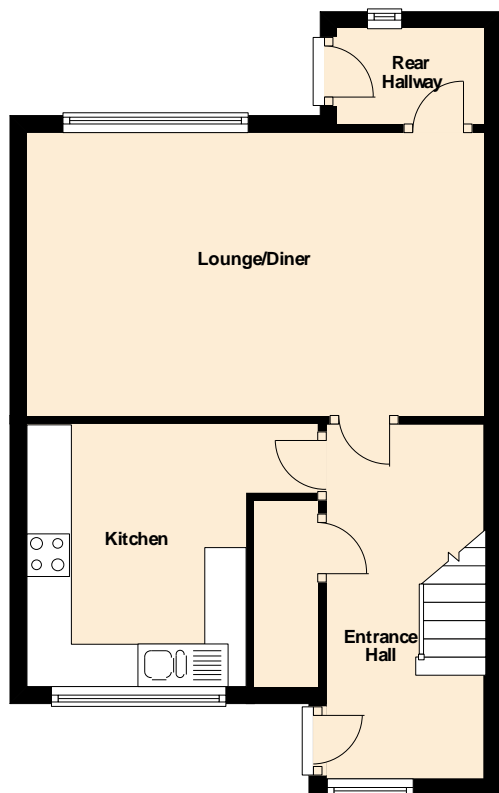
Offers in Excess of  
£90,000



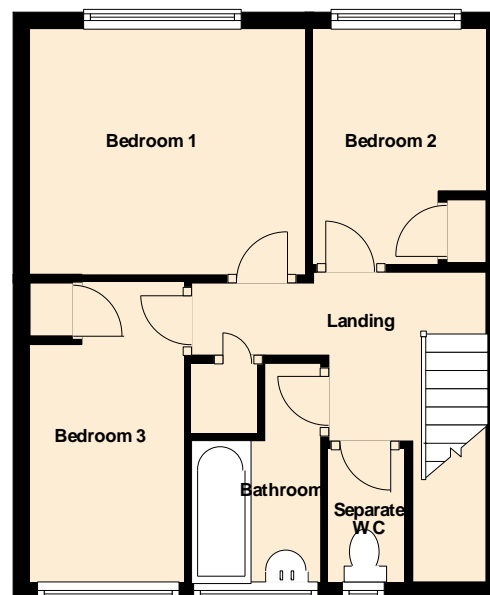
## 120 Thorn Road, Runcorn, Cheshire, WA7 5JG

**\*POPULAR & CONVENIENT LOCATION - IDEAL FIRST BUY OR INVESTMENT\*** This THREE bedroom mid terrace home is brought to the market with NO CHAIN DELAY and offers an excellent opportunity for those who are looking for a property to which they can apply their own scheme of improvements. Located within a popular and convenient area having amenities and schooling all within walking distance. Featuring a entrance hallway, kitchen and lounge dining room to the ground floor whilst the first floor offer three bedrooms and a family bathroom with separate WC. A Lawn garden fronts the property whilst a paved rear garden gives access to a detached garage located to the rear of the property. EPC: D (65)

### 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](http://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. 23/01/2024 10:17:51 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

#### Hallway

Front door opens to hallway, wood effect laminate flooring, double panel radiator, large built in storage cupboard, meters and services cupboard, one single power point.

#### Lounge/Dining Room **17' 8" x 10' 11" (5.38m x 3.32m)**

PVC double glazed window to rear elevation, double panel radiator, coved ceiling, five single one double power points.

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### **Rear Entrance Hall**

Window to rear, PVC double glazed entrance door to side elevation.

### **Kitchen 10' 3" x 8' 5" (3.12m x 2.56m)**

Fitted base and wall units, splash back tiling, four ring electric hob with electric oven beneath and filter hood above, one and a half bowl acrylic style sink with high neck mixer tap over, PVC double glazed window to front elevation, double panel radiator, three double and two single power points.



### **First Floor Landing**

Stairs from hall to first floor landing, access to loft, built in storage cupboard housing combination gas central heating boiler.

### **Bedroom One Rear 10' 6" x 10' 0" (3.20m x 3.05m)**

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

### **Bedroom Two Rear 6' 11" x 9' 7" (2.11m x 2.92m)**

PVC double glazed window to rear elevation, one single power point, built in storage cupboard.



### **Bedroom Three Front 11' 6" x 10' 5" (3.50m x 3.17m)**

PVC double glazed window to front elevation, two single power points, built in storage cupboard.

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### **Bathroom**

Panelled bath with electric shower over, pedestal wash hand basin, PVC double glazed window to front elevation.

### **Separate WC**

Low level WC, PVC double glazed window to front elevation.



### **Externally**

Property is fronted by a laid lawn garden, whilst to the rear there is a split level garden with paved and wood decked patio areas along with a detached single garage with separate side access and metal up and over door



### **Useful Information About This Property:**

- OFFERS SCOPE TO APPLY YOUR OWN STAMP
- NO CHAIN INVOLVED
- DETACHED GARAGE TO REAR
- COMBINATION HEATING
- POPULAR AREA
- SCHOOLING CLOSE BY
- EPC:D(65)
- 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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