

bp5428



10 Farnhill Close
Norton, Runcorn
WA7 6PW
Extended 2 Bed Semi Detached
House – 50% Shared Ownership

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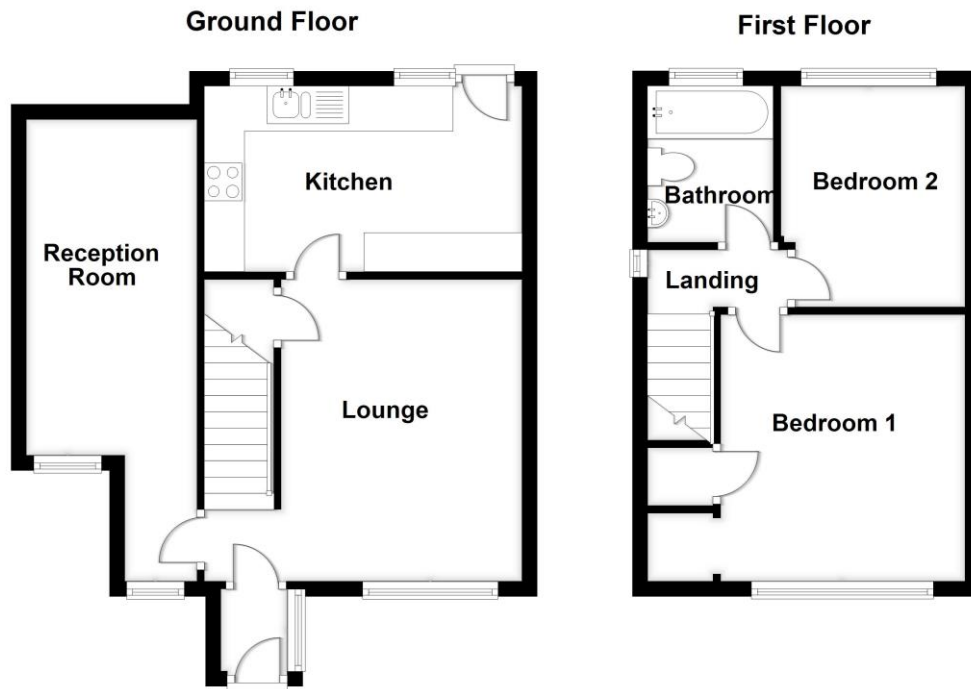
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Shared Ownership
£85,000



10 Farnhill Close, Windmill Hill, Runcorn, Cheshire, WA7 6PW

50% SHARED OWNERSHIP - EXTENDED TO SIDE - CUL DE SAC POSITION This EXTENDED two bedroom semi detached home is perfect for those seeking to take their first steps into home ownership and is offered for sale at 50% shared ownership. Standing within a small cul de sac in the ever popular and desirable Norton area of Runcorn, this improved home offers surprisingly spacious accommodation and is brought to the market with the benefit of no onward chain. Briefly consisting of; entrance vestibule, lounge, kitchen diner and an additional reception room which would make a perfect home offer or occasional bedroom to the ground floor whilst at first floor level two bedrooms and a bathroom can be found. Externally the property is fronted by a lawn garden and off road parking whilst the landscaped rear garden is perfect for those who like to entertain with paved patio and split level lawn all of which enjoys a private aspect not being overlooked. EPC:TBC



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. 15/04/2024 10:18:11 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, wood effect laminate flooring, PVC double glazed window to side elevation.

Lounge 13' 2" x 13' 10" (4.01m x 4.21m)

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, built in under stairs storage cupboard, three double power points.

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Kitchen 13' 10" x 8' 1" (4.21m x 2.46m)

Having a range of fitted base and wall units comprising one and a half bow stainless steel single drainer sink with high neck mixer tap over, four burner gas hob with filter hood above, plumbing and drainage for automatic washing machine and dishwasher, highline electric double oven, wall mounted combination gas central heating boiler, double panel radiator, PVC double glazed windows and entrance door to rear elevation, splash back tiling, one double and two single power points.



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Second Reception Room 20' 2" x 7' 5" (6.14m x 2.26m)

Two PVC double glazed windows to front elevation, coved ceiling, wood effect laminate flooring, double panel radiator, fitted ceiling fan, access to useful loft storage area, two double power points.



First Floor Landing

Stairs from hall to first floor landing, one single power point, PVC double glazed window to side elevation, access to loft which is partially boarded.

Bedroom One Front 10' 7" x 11' 8" (3.22m x 3.55m)

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, two built in storage cupboards, two single power points.



Bedroom Two Rear 9' 8" x 8' 1" (2.94m x 2.46m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, two single power points.



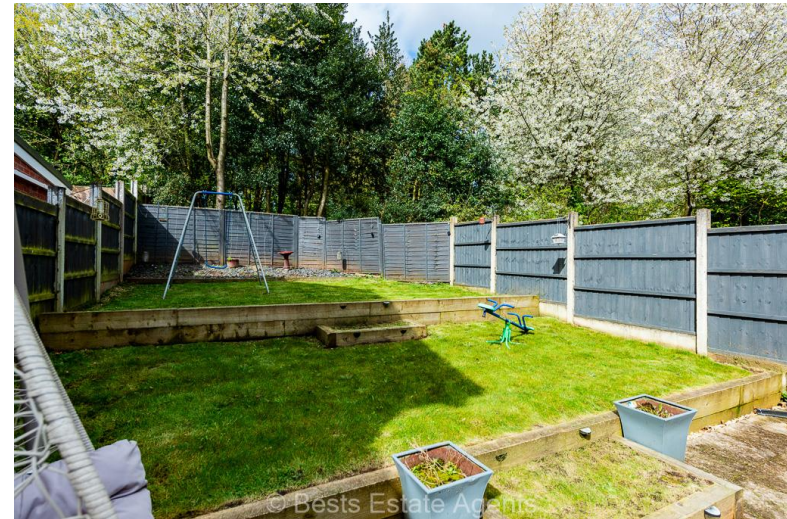
Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin, panel bath with fitted glass shower screen and mixer shower, splash back tiling, covered ceiling, PVC double glazed window to rear elevation, wood effect laminate flooring, single panel radiator.



Externally

Property occupies a Cul de sac position being fronted by a laid lawn garden and paved driveway providing off road parking, whilst to the rear of the property there is a very reasonable sized multi level garden having laid lawn garden and paved patio areas all of which enjoys a pleasant tree lined aspect all of which is not directly overlooked.



PLEASE NOTE

This property is offered for sale as 50% Shared Ownership, a monthly rental figure of £103.84 is payable for the remaining share. All potential purchasers must be approved via application to Riverside Home Ownership.

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Useful Information About This Property:

- EXTENDED TO SIDE
- 50% SHARED OWNERSHIP
- EXCELLENT REAR GARDEN
- CUL DE SAC POSITION
- NOT OVERLOOKED TO REAR
- POPULAR NORTON LOCATION
- SUPERB STARTER 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.