

bp5376



11a Malpas Road
Runcorn
WA7 4AD
Extended 2 Bedroom Detached
Bungalow with Large Garden

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£280,000

Viewing Advised



11a Malpas Road, Runcorn, Cheshire, WA7 4AD

EXTENDED TWO BEDROOM DETACHED BUNGALOW WITH IMPRESSIVE GARDEN This two bedroom detached bungalow stands along Malpas Road, A highly regarded and sought after area of Runcorn which has Runcorn Golf & Cricket clubs close by along with highly regarded schooling for all ages. Having been extended to the rear this well proportioned property now offers an excellent size lounge with sliding doors opening to the impressive sized garden to the rear, perfect for buyers who are keen gardeners offering ample potential to create a beautiful garden which enjoys a private aspect not being directly overlooked and also enjoys a west facing aspect. Internally the accommodation consists of entrance hallway, two good sized bedrooms, extended lounge, kitchen with useful utility area off and a fully tiled shower room. Being fronted by a laid lawn garden whilst a paved driveway provides off road parking and leads to an attached single garage. A property which boasts ample potential and is located within a highly regarded area. Viewing is highly advised. 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. 20/04/2024 10:24:19 The content of these sales details are the copyright of Bests Estate Agents.

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The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, meters and services cupboard.

Central Hallway

Glazed panel door opens to central hallway with all main rooms off, two double panel radiators , two single power points, two built in storage cupboards one housing a wall mounted combination gas central heating boiler, access to loft.

Extended Lounge 34' 1" x 10' 9" extending to 12' (10.38m x 3.27m)

An impressive sized extended room, eight double power points, two double panel and one single panel radiators, three PVC double glazed windows to side elevation, PVC double glazed sliding doors to rear elevation, coved ceiling.



Kitchen 10' 10" x 10' 1" (3.30m x 3.07m)

Having a range of fitted base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, four burner gas hob, highline electric double oven, splash back tiling, two double two single power points, PVC double glazed window to rear elevation.

Utility Area

Glazed panel door opens to useful utility area, having fitted base and wall units, two double power points, plumbing and drainage for washing machine, PVC double glazed window to side elevation and PVC double glazed entrance door to rear elevation.

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Bedroom One Front 13' 0" x 10' 10" (3.96m x 3.30m)

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

Bedroom Two Front 10' 10" x 9' 11" (3.30m x 3.02m)

PVC double glazed window to front elevation, single panel radiator, one double one single power points.



Shower Room

A fully tiled room having WC, wash hand basin with vanity storage beneath, fully tiled walk in shower enclosure with wall mounted electric shower, chrome effect heated towel rail, tiled floor, fitted extractor fan, double glazed window to utility area.

Externally

Property stands along the popular Malpas Road location being fronted by a lawn garden and block paved driveway providing off road parking and leading to a single garage with electric up and over door with power light and separate rear access, whilst the rear garden is an impressive size having extensive paved patio areas, planting areas, greenhouse and a large laid lawn all of which enjoys a private aspect not being directly overlooked.



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Useful Information About This Property:

- EXTENDED TO REAR
- EXCELLENT SIZE REAR GARDEN
- POPULAR LOCATION
- AMPLE POTENTIAL
- NO CHAIN DELAY
- WEST FACING REAR GARDEN
- ATTACHED GARAGE
- COUNCIL TAX BAND: D

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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