

bp5423



109 Castle Rise
Runcorn
WA7 5XN
3 Bed Semi Detached House

£160,000

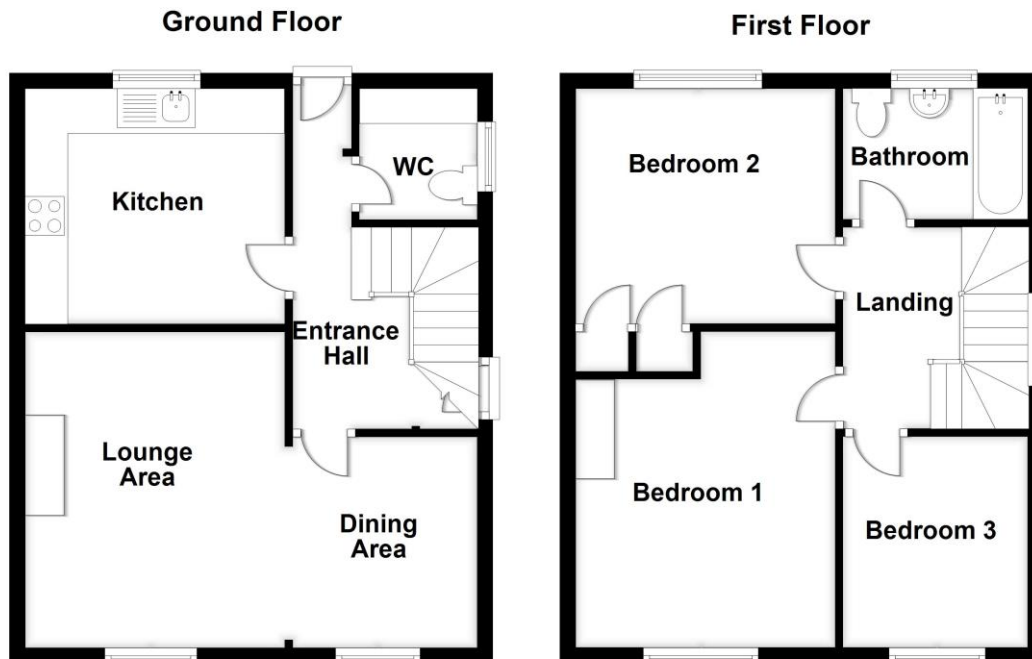
Viewing Advised

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109 Castle Rise, Runcorn, Cheshire, WA7 5XN

IMPRESSIVE SIZE REAR GARDEN -WELL PROPORTIONED THROUGHOUT This three bedroom semi detached home stands in a central location with schooling for all ages close by along with amenities and easy access to the Mersey gateway. Brought to the market with no chain delay and standing in an appealing plot with a much larger than average garden which offers massive potential. The internal layout consists of an entrance hall with ground floor WC, kitchen and open plan lounge dining room. Whilst, at first floor level three bedrooms and a family bathroom can be found. Off road parking is provided by a double width driveway to the front of the property. An ideal purchase for those who seek to take their first steps into home ownership. 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. 04/04/2024 15:45:41 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC front door opens to entrance hall, built in under stairs storage cupboard, double panel radiator, fitted dado rail, one single power point, PVC entrance door to rear elevation.

Ground Floor Cloaks

Low level WC, single panel radiator, PVC double glazed window to side elevation.

Lounge 10' 10" x 13' 6" (3.30m x 4.11m)

PVC double glazed window to front elevation, double panel radiator, coal effect living flame gas fire standing on decorative hearth and back, two double power points.

Dining Area 8' 10" x 7' 10" (2.69m x 2.39m)

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

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Kitchen 10' 11" x 9' 10" (3.32m x 2.99m)

Having fitted base and wall units comprising single drainer stainless steel sink, four burner gas hob with electric oven beneath, plumbing and drainage for automatic washing machine, splash back tiling, PVC double glazed window to rear elevation, wall mounted combination gas central heating boiler, two double and one single power points, coved ceiling, single panel radiator.

First Floor Landing

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



Bedroom One Front 13' 7" x 10' 11" (4.14m x 3.32m)

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

Bedroom Two 10' 11" x 9' 11" (3.32m x 3.02m)

PVC double glazed window to rear elevation, single panel radiator, one single power point, two built in storage cupboards.

Bedroom Three 7' 9" x 8' 10" (2.36m x 2.69m)

Single panel radiator, one single power point, wood effect laminate flooring, PVC double glazed window to front.

Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin, panel bath with electric shower over, splashback tiling, PVC double glazed window to rear elevation, fitted dado rail, double panel radiator.

Externally

The property is fronted by a paved double width driveway providing off road parking whilst to the rear there is a much larger than average garden with extensive laid lawn and useful brick built garden store.

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Useful Information About This Property:

- IDEAL FIRST HOME
- IMPRESSIVE REAR GARDEN
- SOLAR PANELS
- POPULAR LOCATION
- OFF ROAD PARKING
- WELL PROPORTIONED
- EPC:TBC
- 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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