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33 Hedge Hey
Runcorn
WA7 2HP
3 Bed Semi Detached Bungalow

Offers in Excess of
£89,950

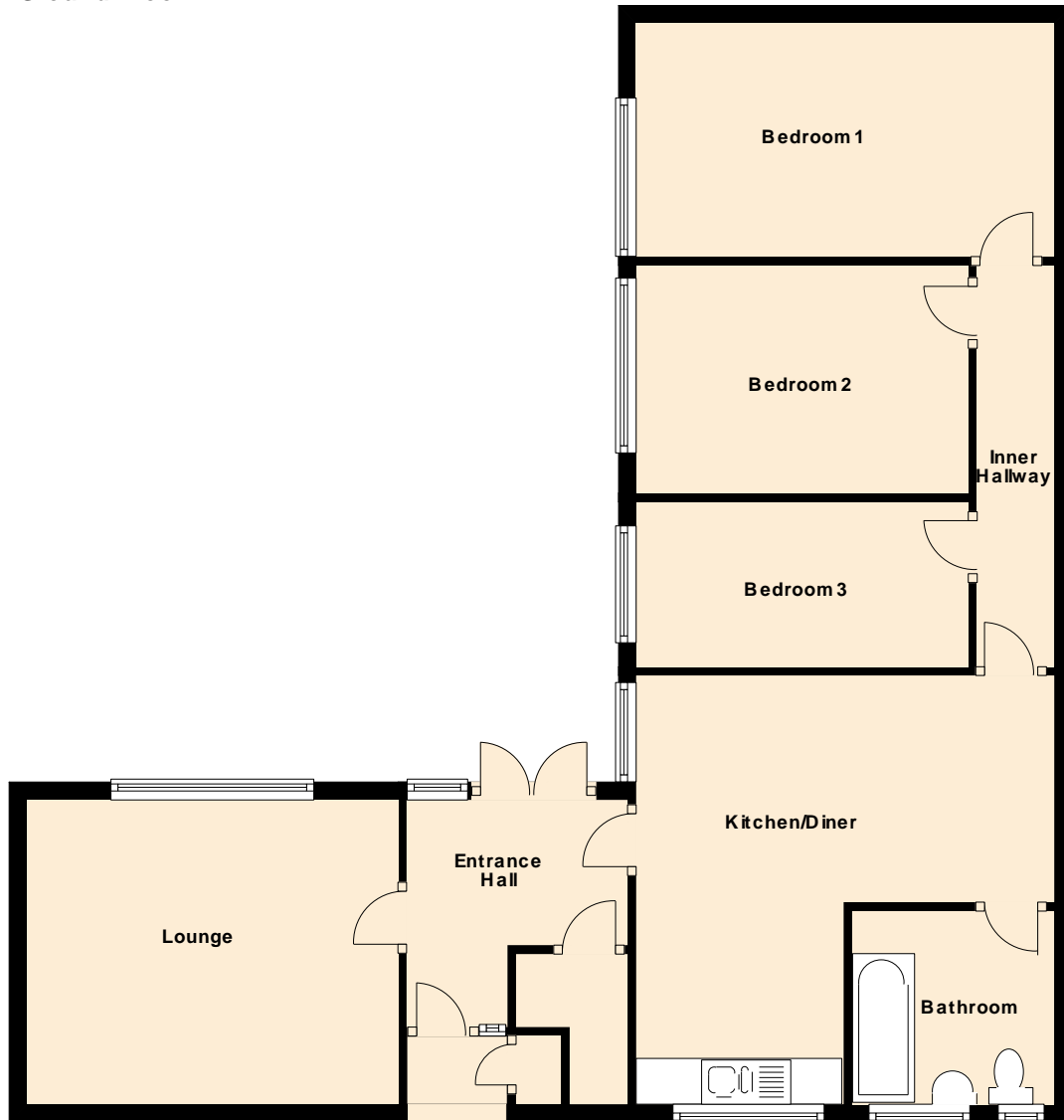
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33 Hedge Hey, Castlefields, Runcorn, Cheshire, WA7 2HP

WELL PROPORTIONED THREE BEDROOM BUNGALOW OFFERING FURTHER SCOPE This popular design offers well proportioned living accommodation arranged over one level. The property is situated within a central and convenient part of town with amenities and schooling close by. Offering buyers scope to apply their own scheme of improvements and create their perfect home, some works have been recently completed including the installation of a new composite front door, some replastering and a newly installed bathroom suite. Briefly consisting of entrance hall with storage, lounge, kitchen dining room, three bedrooms and a bathroom. Externally, the property has a reasonable sized rear garden with separate access. 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. 29/01/2024 17:38:45 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Recessed Entrance
Meters and bin stores.

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Entrance Hallway

Composite front door opens to hallway, single panel radiator, PVC double glazed French doors to rear elevation, telephone extension point, built in storage cupboard housing wall mounted combination gas central heating boiler.

Lounge 13' 9" x 10' 4" (4.19m x 3.15m)

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



Kitchen/Diner 15' 11" x 6' 6" narrowing to 7' 10" (4.85m x 1.98m)

An L shaped room with a PVC double glazed window to front and side elevations, four double and three single power points, one and a half bowl stainless steel single drainer sink with mixer tap over, double panel radiator.



Bedroom One Rear 15' 6" x 8' 9" (4.72m x 2.66m)

Single panel radiator, PVC double glazed window to side elevation, two double power points.

Bedroom Two Side 12' 5" x 8' 9" (3.78m x 2.66m)

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

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Bedroom Three Side 12' 4" x 6' 1" (3.76m x 1.85m)

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

Bathroom

Having a recently installed white suite comprising low level WC, pedestal wash hand basin, panel bath, two PVC double glazed windows to front elevation.



Externally

To the rear of the property there is an enclosed forecourt style garden with separate rear access.

Useful Information About This Property:

- SCOPE TO IMPROVE
- SEMI DETACHED
- WELL PROPORTIONED
- NO CHAIN DELAY

- POPULAR AREA
- COMMUNAL PARKING
- ARRANGED OVER ONE LEVEL



- 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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