

bp5366



32 Bamford Close
Runcorn
WA7 5NT
3 Bed Semi Detached House

£150,000

Viewing Advised

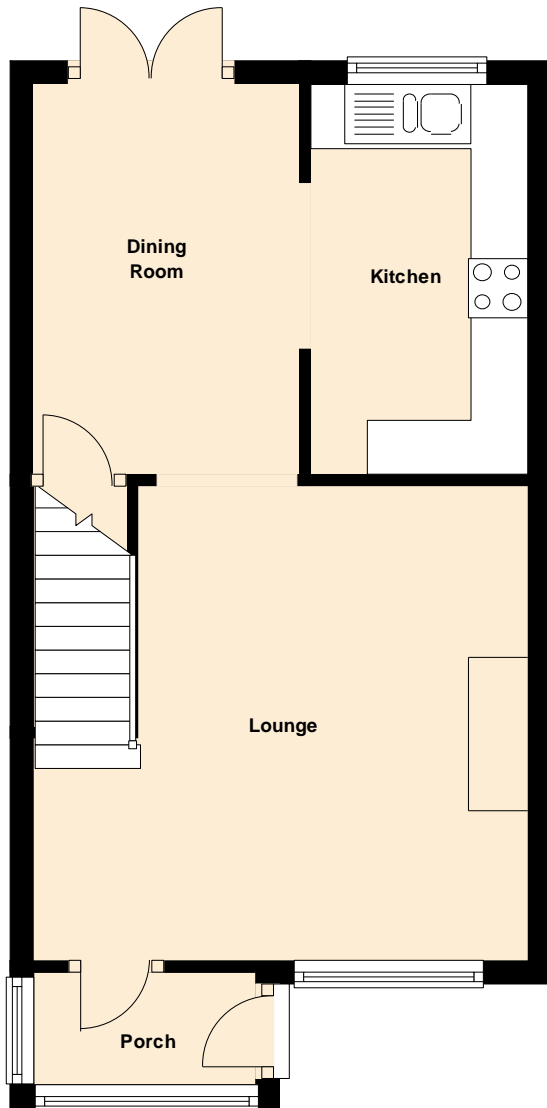
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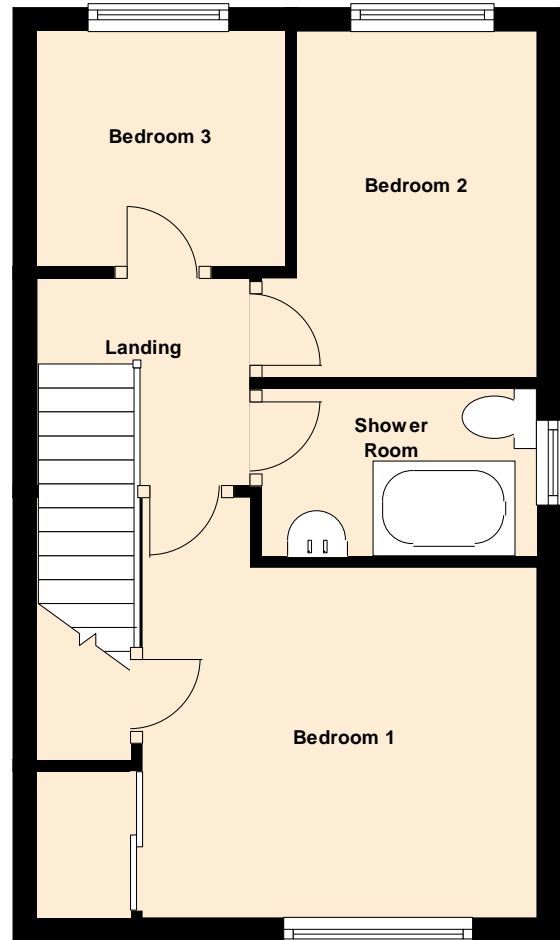
32 Bamford Close, Runcorn, Cheshire, WA7 5NT

THREE BEDROOM SEMI IN CUL DE SAC POSITION This THREE bedroom semi detached home has been loved throughout its ownership and offers the perfect opportunity for first or second time buyers to purchase a well maintained, manageable size semi detached home. Brought to the market with no chain delay. Occupying a Cul De Sac position within a popular area of Runcorn having amenities and schooling all within walking distance. Briefly consisting of; Entrance porch, lounge, dining room and kitchen to the ground floor whilst three bedrooms and a fully tiled shower room can be found at first floor level. Externally, a lawn garden and block paved driveway front the property whilst a reasonable sized garden with wood deck patio is located to the rear. EPC:TBC

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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 22/11/2023 16:38:03 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

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Entrance Porch

PVC double glazed front door opens to entrance porch, tiled floor, PVC double glazed units.

Lounge 13' 9" x 13' 2" (4.19m x 4.01m)

Front door opens to lounge, PVC double glazed window to front elevation, wood effect laminate flooring, fitted dado rail, coved ceiling, fitted wall lights, three double power points, living flame coal effect gas fire standing on decorative hearth and back.



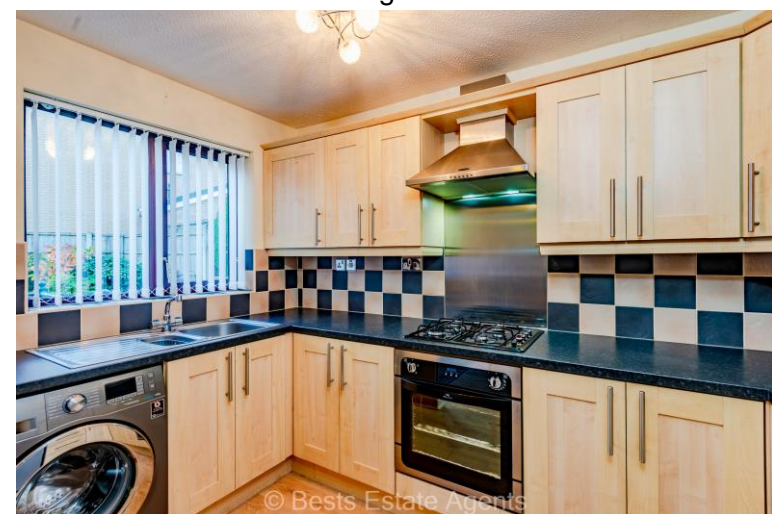
Dining Room 10' 6" x 7' 4" (3.20m x 2.23m)

Wood effect laminate flooring, fitted dado rail, built in under stairs storage cupboard, one double power point, PVC double glazed French doors open to rear elevation.



Kitchen 10' 5" x 6' 2" (3.17m x 1.88m)

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 with electric oven beneath filter hood above, splashback tiling, one double two single power points, wood effect laminate flooring, plumbing and drainage for automatic washing machine, PVC double glazed window to rear elevation.



First Floor Landing

Stairs from lounge to first floor landing, access to loft, one double power point.

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Bedroom One Front 11' 3 maximum" x 10' 7" (3.43m x 3.22m)

PVC double glazed window to front elevation, wood effect laminate flooring, coved ceiling, built in storage cupboard, built in wardrobe with mirror fronted sliding doors, two double power points.

Bedroom Two Rear 9' 5" x 7' 6 maximum" (2.87m x 2.28m)

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



Bedroom Three Rear 6' 10" x 6' 6" (2.08m x 1.98m)

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

Shower Room

A fully tiled room having low level WC, pedestal wash hand basin with mixer tap over, oversized fully tiled walk in shower enclosure with wall mounted electric shower, heated towel rail, fitted mini ceiling down lighters, PVC double glazed window to side elevation, tiled floor.



Externally

Property stands within a small cul-de-sac being fronted by a block paved driveway providing off road parking along with a laid lawn garden, whilst to the rear of the property there is a fully enclosed garden with wood decked patio area, included in the sale is a garden shed.

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Useful Information About This Property:

- EXCELLENT FIRST HOME
- NO ONWARD CHAIN
- CUL DE SAC POSITION
- OFF ROAD PARKING
- CLOSE TO SCHOOLING FOR ALL AGES
- WELL PRESENTED
- PVC DOUBLE GLAZING
- 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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