

bp5278



21 Perrin Avenue
Runcorn
WA7 4BJ
3 Bed Semi Detached House with
Sitting Tenant

Independent Family Owned Estate Agents
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£125,000

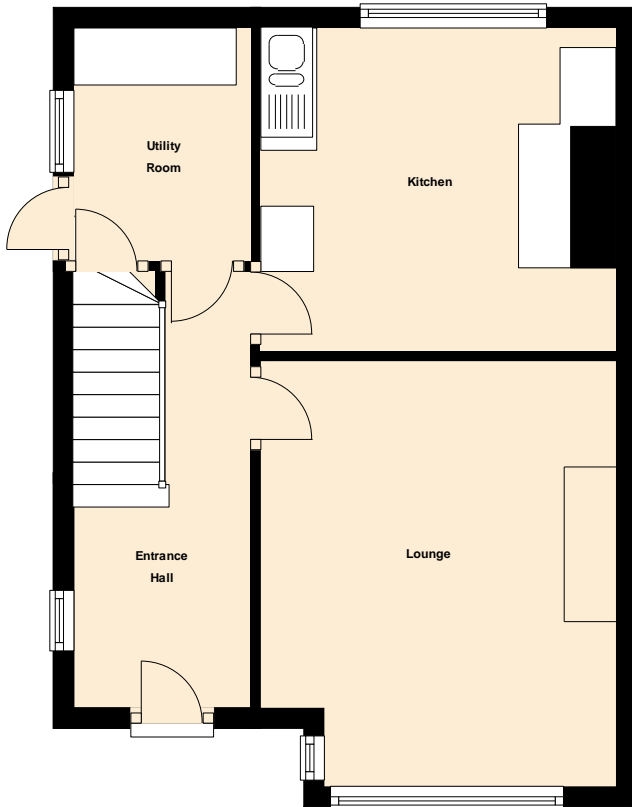
Viewing Advised



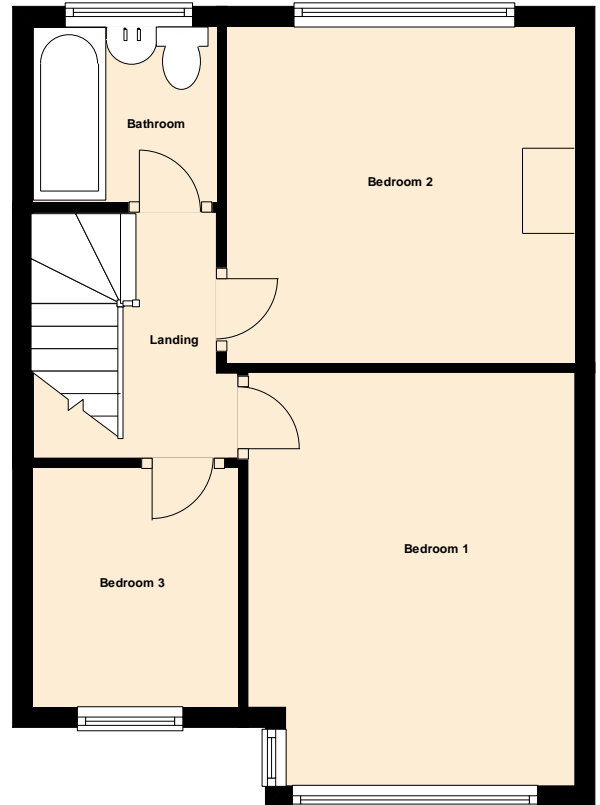
21 Perrin Avenue, Runcorn, Cheshire, WA7 4BJ

Attention investors - excellent buy to let opportunity This mature bay fronted family home is brought to the market with sitting tenants. The property is presented to pleasing standards throughout and benefits from having PVC double glazing and combination gas central heating. Situated in a cul de sac position in a popular area of Runcorn this mature home presents an opportunity for investors to purchase an instantly yielding asset. Consisting of: entrance hall, lounge, kitchen and utility room to the ground floor and three bedrooms and bathroom to the first floor. A forecourt garden fronts the property whilst there is a good size garden to the rear. EPC:E(54)

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. 17/05/2023 13:44:01 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed front door opens to entrance hall, PVC double glazed window to side elevation, double power point, fitted picture rail.

Lounge 13' 5" into bay window x 11' 4" (4.09m x 3.45m)

PVC double glazed bay window to front, single panel radiator, picture rail, three double power points.



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Kitchen 11' 4" x 10' 3" (3.45m x 3.12m)

Having a range of base and wall units comprising: One half bowl stainless steel sink, high neck mixer tap over, gas cooker point, wall mounted gas central heating boiler, PVC double glazed window to rear, single panel radiator, three double power points, picture rail, extractor.



Utility room 7' 3" x 5' 7" (2.21m x 1.70m)

PVC door and window to side elevation, plumbing and drainage for automatic washing machine, built in under stairs storage cupboard, two double power points.

First Floor Landing

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

Bedroom One Front 13' 5" x 10' 6" (4.09m x 3.20m)

PVC double glazed window to front, single panel radiator, picture rail, two double power points.



Bedroom Two rear 11' 4" x 10' 3" (3.45m x 3.12m)

PVC double glazed window to rear, single panel radiator, two double power points.



Bedroom Three Front 8' 0" x 6' 9" (2.44m x 2.06m)

PVC double glazed window to front, single panel radiator, picture rail, double power point.

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Bathroom

Having a white suite comprising: Low level WC, pedestal wash hand basin, panel bath, mixer tap over, mixer shower attachment, splash back tiling, PVC double glazed window to rear, single panel radiator.



Externally

Property is fronted by a forecourt style garden. Whilst to the rear there is a fully enclosed garden and paved patio area.

Useful Information About This Property:

- SITTING TENANT
- WELL PRESENTED
- PVC DOUBLE GLAZING
- COMBINATION GAS CENTRAL HEATING

- CUL DE SAC POSITION
- WELL PROPORTIONED HOME



- POPULAR AREA
- 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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