

bp5254



24 Fenwick Lane
Halton Lodge Runcorn
WA7 5YU
4 Bed Terraced House

£97,500

Viewing Advised

Independent Family Owned Estate Agents
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24 Fenwick Lane, Halton Lodge, Runcorn, Cheshire, WA7 5YU

GREAT SIZE FOUR BEDROOM TERRACE HOME This well proportioned property stands in a convenient location with amenities and schooling for all ages within walking distance. Arranged over three floors these popular properties boast ample living accommodation which briefly consists of: Entrance hall with storage and WC, kitchen dining room and a bedroom to the ground floor, a double bedroom, good size lounge and shower room can be found at first floor level whilst two further bedrooms and a family bathroom complete the second floor. Off road parking fronts the property whilst a fully paved garden can be found to the rear. EPC:E(46)



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. 24/03/2023 09:21:46 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

PVC double glazed front door opens to; Entrance vestibule, tiled floor, meter services cupboard, glazed panel door opens to hallway, double panel radiator, single power point, half cladding to walls.

Ground Floor Cloaks

Low level WC, wash hand basin, vanity storage beneath, half cladding to walls, tiled floor. built in storage with plumbing and drainage for washing machine, double power point.

Kitchen/Diner 16' 6" x 10' 8" (5.03m x 3.25m)

Kitchen area has a range of base and wall units comprising: Single drainer stainless steel sink, neck mixer tap over, four ring electric hob, electric oven below, splash back tiling, three single, two double power points, double panel radiator. Dining Area: PVC double glazed window and entrance door to rear elevation,



Bedroom Four Ground floor front 11' 0" x 7' 4" (3.35m x 2.23m)

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

First Floor Landing

Stairs from hall to first floor, single panel radiator.

Lounge 17' 9" x 10' 8" (5.41m x 3.25m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, one double, one single power points.

Shower Room

Low level WC, wash hand basin, vanity storage below, fully tiled walls, chrome effect heated towel rail, over sized walk in fully tiled shower enclosure.



Bedroom Three 10' 9" x 10' 8" (3.27m x 3.25m)

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

Stairs from Landing To Second Floor.

Second Floor. landing, Velux roof light, double power point,.

Bedroom Two Front 10' 11" x 10' 8" (3.32m x 3.25m)

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



Bedroom One Rear 13' 3" x 10' 8" (4.04m x 3.25m)

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

Family Bathroom

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Low level WC, wash hand basin, vanity storage below, panel bath, fully tiled walk in shower enclosure, wall mounted electric shower, extractor fan, wood effect laminate flooring.

Externally

The property is fronted by a tarmac drive and provides off road parking. To the rear there is an enclosed fully paved garden for ease of maintenance.



Useful Information About This Property:

- GREAT SIZE PROPERTY
- ARRANGED OVER THREE FLOORS
- GOOD SIZED BEDROOMS
- OFF ROAD PARKING
- AMPLE BTL POTENTIAL
- COMBINATION GAS CENTRAL HEATING
- PVC DOUBLE GLAZING THROUGHOUT
- Council Tax Band: A

MONEY LAUNDERING REGULATIONS

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