

bp5440



11 Kenilworth Avenue
Higher Runcorn
WA7 4XQ
2 Bed Semi Detached Bungalow

£180,000

Viewing Advised

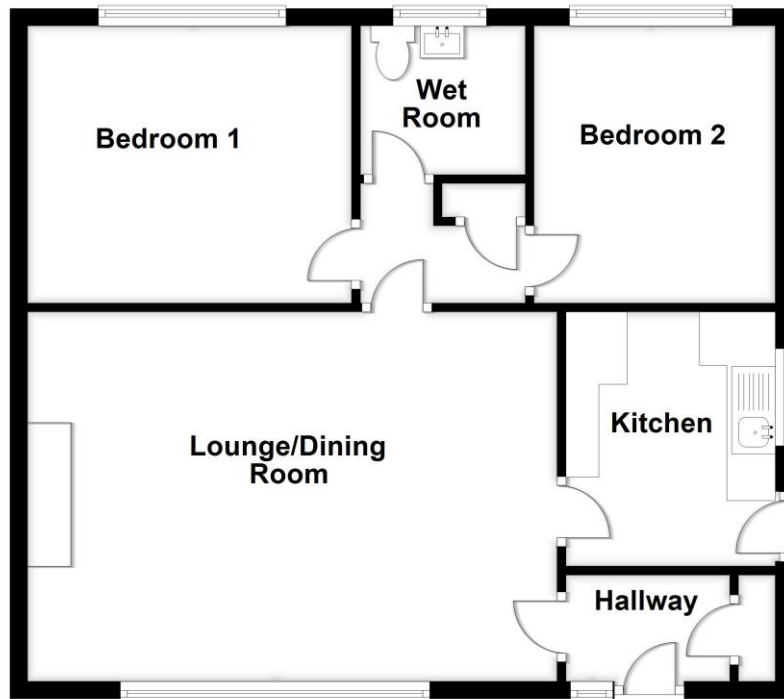
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



11 Kenilworth Avenue, Runcorn, Cheshire, WA7 4XQ

SOUGHT AFTER LOCATION - WELL PROPORTIONED - NO CHAIN DELAY
Kenilworth Avenue, a sought after Higher Runcorn location which is well served by highly regarded schooling for all ages along with having Heath Park and Runcorn Hill just minutes away. This particular bungalow has recently been repainted along with new floor coverings throughout the main rooms. Offering a surprisingly spacious layout which consists of an entrance hall, great size lounge dining room with kitchen off, two double bedrooms and a wet room with modern tiling. Externally the property has a driveway and garden to the front whilst the rear garden is a very reasonable size and offers ample scope for keen gardeners to create their perfect garden.

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. 02/05/2024 14:56:40 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to entrance hallway, single panel radiator, built in storage cupboard with meters and services.

Lounge/Diner 19' 11" x 13' 11" (6.07m x 4.24m)

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

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Kitchen 9' 5" x 7' 10" (2.87m x 2.39m)

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, PVC double glazed entrance door to side elevation plus window to side elevation, wall mounted combination gas central heating boiler, wood effect laminate flooring, single panel radiator, three double power points.



Inner Hallway

One single power point, built in storage cupboard, access to loft with pull down ladder.

Bedroom One Rear 11' 3" x 10' 5" (3.43m x 3.17m)

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

Bedroom Two Rear 9' 11" x 10' 5" (3.02m x 3.17m)

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



Wet Room

Having WC, pedestal wash hand basin with mixer tap over, shower area has mixer shower attachment, splash back tiling, chrome effect heated towel rail, fitted extractor fan, half tiling to walls, PVC double glazed window to rear elevation.

Externally

Property is fronted by a mature garden with laid lawn, a tarmac driveway provides off road parking, to the rear there is a detached single garage with metal up and over door, and a very reasonable sized garden with laid lawn.



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents

Useful Information About This Property:

- SOUGHT AFTER AREA
- NO CHAIN DELAY
- CLOSE TO HIGHLY REGARDED SCHOOLING
- ARRANGED OVER ONE LEVEL
- COMBINATION HEATING
- GARAGE TO REAR
- EPC:D(65)
- COUNCIL TAX BAND: C

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.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.