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12 Penrhyn Crescent
Runcorn
WA7 4XJ
2 Bed Detached Bungalow with
TWO Useful Loft Rooms

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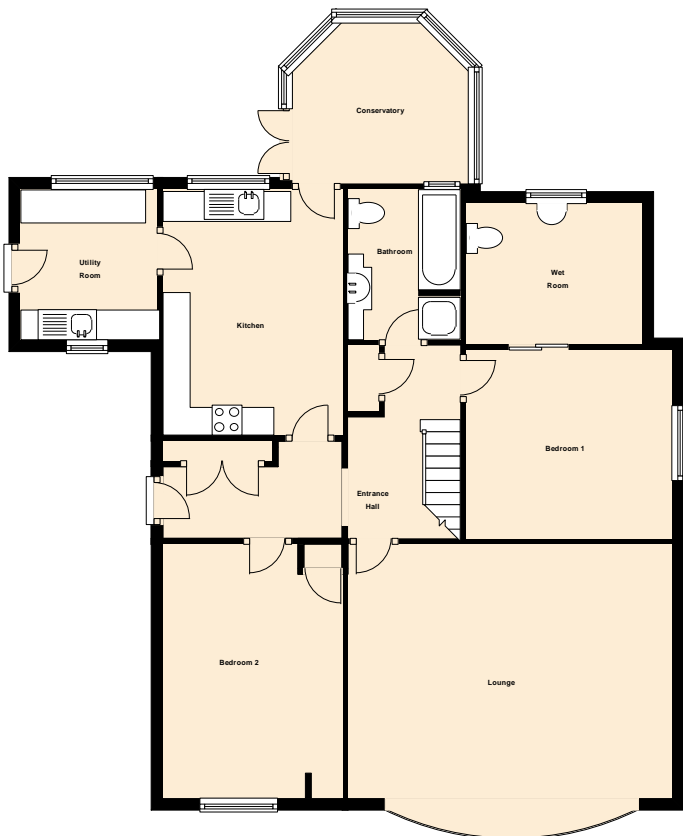
Offers in the Region Of
£275,000



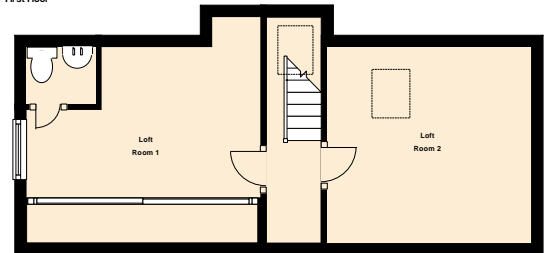
12 Penrhyn Crescent, Runcorn, Cheshire, WA7 4XJ

EXTENDED BUNGALOW IN ESTABLISHED HIGHER RUNCORN LOCATION This two bedroom detached bungalow boasts TWO ADDITIONAL LOFT ROOMS which have previously been arranged as bedrooms. Representing the perfect opportunity for potential buyers who would like to apply their own scheme of improvements to create their perfect home. Located within walking distance of Heath Park, Runcorn Golf and Cricket Clubs along with having scenic walks through Runcorn Hill. The property has been extended over the years and now consists of; Entrance hall, brilliant sized lounge, kitchen with utility off, two bedrooms, the master of which has a large wet room attached, and a family bathroom to the ground floor. There are also two useful loft rooms accessed via a staircase in the entrance hall which have been previously arranged as bedrooms but could have multiple uses. Externally, the property has a mature garden to the front along with a driveway providing ample off road parking which leads to a detached oversized garage with roller shutter style door. The rear garden enjoys a private aspect and has paved patio areas. 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. 27/10/2023 10:48:38 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Hallway

Double glazed front door opens to hallway, wood effect laminate flooring, single panel radiator, two built in cupboards, two built in power points.

Lounge 17' 8" x 13' 11" (5.38m x 4.24m)

Double glazed window to front elevation, two double panel radiators, coved ceiling, living flame coal effect gas fire standing on York stone surround with extending side plinth's, two double one single power points.

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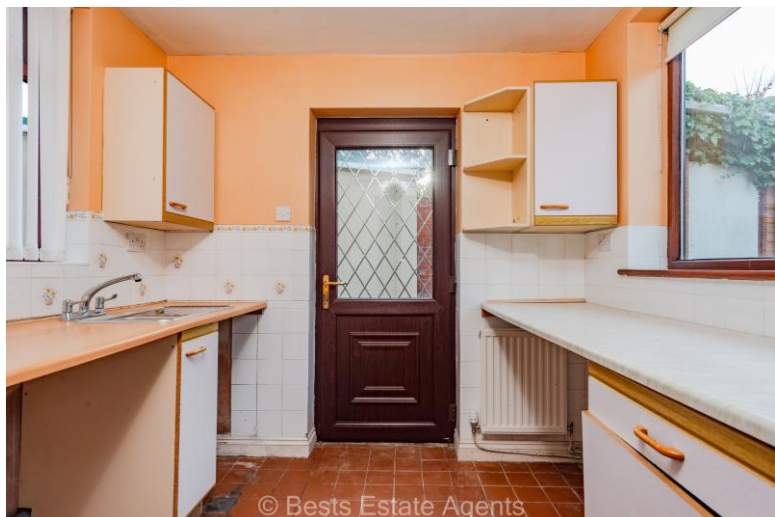
Kitchen 13' 6" x 9' 10" (4.11m x 2.99m)

Having a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four ring electric hob, highline electric oven, integrated microwave and fridge, double glazed window to rear elevation, single panel radiator, three double power points, coved ceiling.



Utility Room 7' 5" x 8' 1" (2.26m x 2.46m)

Having fitted base and wall units, single drainer stainless steel sink with mixer tap over, double glazed windows to front and rear elevations, quarry tiled floor, splashback tiling, wall mounted combination gas central heating boiler, single panel radiator, three double power points, plumbing and drainage for automatic washing machine, PVC double glazed door to side elevation.



Conservatory 9' 2" x 9' 11" (2.79m x 3.02m)

Single panel radiator, two double power points.

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

Wood effect laminate flooring, single panel radiator, coved ceiling, two single power points, PVC double glazed window to side elevation.

Wet Room

Having WC, wash hand basin and corner shower area with mixer shower attachment, fully tiled walls, single panel radiator, wall mounted electric heater and extractor fan, double glazed window to rear elevation.



Bedroom Two Front 13' 10" x 10' 2" (4.21m x 3.10m)

Double glazed window to front elevation, single panel radiator, wood effect laminate flooring, coved ceiling, two double power points, built in storage cupboard.

Bathroom

Low level WC, wash hand basin with vanity storage surrounding, panel bath, fully enclosed walk in shower enclosure with mixer shower attachment, half tiling to walls, single panel radiator, coved ceiling, double glazed window to rear elevation.



Loft Room One 12' 10" x 10' 7 into fitted wardrobes" (3.91m x 3.22m)

Stairs from hall to two useful loft rooms, landing has a fitted roof light and eaves storage, double glazed window to side elevation, single panel radiator, one double power point, there is also a concealed area with low level WC and wash hand basin.

Loft Room Two 11' 8" x 10' 10" (3.55m x 3.30m)

Fitted roof lights, single panel radiator, two double power points, useful eaves storage.

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Externally

Property is fronted by a mature garden with laid lawn, a driveway provides ample off road parking and leads to a oversized detached garage with roller shutter style door, whilst to the rear there is a fully enclosed garden with extensive paved patio area, laid lawn garden and mature perimeter hedgerow.



Useful Information About This Property:

- EXTENDED DETACHED BUNGALOW IN HIGHER RUNCORN
- CLOSE TO GOLF AND CRICKET CLUBS
- NO CHAIN DELAY
- TWO USEFUL LOFT ROOMS
- OVERSIZE DETACHED GARAGE
- ESTABLISHED AND SOUGHT AFTER AREA
- AMPLE PARKING
- COUNCIL TAX BAND: D

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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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