



Three Bedroom
Semi-Detached



Well Presented
Pleasant Garden



Off Road Parking
Viewing Advised

19 Backford Close
Runcorn, WA7 6LR

Offers in Excess of
£140,000

****WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY. CUL-DE-SAC LOCATION. EARLY VIEWING ADVISED.**** Adams Estate Agents are delighted to offer for sale this three bedroom semi-detached family home, within a cul-de-sac on Sutton Park residential area of Runcorn. The property is located within walking distance of reputable schooling, local amenities and is ideally appointed for commuter links to surrounding areas. Accommodation comprises of:- entrance hall, lounge and kitchen/diner to the ground floor. Whilst, to the first floor there are three bedrooms and a family bathroom. Externally, there is off road parking to the front of the property and a pleasant South facing garden to rear, which has recently been landscaped with artificial grass and decked patio area for ease of maintenance. Early viewing is advised to appreciate what is to offer.

Ground Floor

Entrance Hall

Central heating radiator. Herringbone Effect Laminate flooring. Door to front.



Lounge 14' 5" x 12' 8" (4.39m x 3.86m)

Feature fireplace housing living flame gas fire. Central heating radiator. Herringbone Effect Laminate flooring. Window to front.

Kitchen/Diner 15' 9" x 10' 6" (4.80m x 3.20m)

Fitted with a range of matching wall and base units with work surfaces over. Inset stainless steel sink unit. Built in oven with gas hob over. Central heating radiator. Two windows to rear. Door to rear.



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Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
VAT Registration No. 582 2476 27. Registered in England No. 05232172

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First Floor

Bedroom 1 14' 0" x 9' 6" (4.26m x 2.89m)
Central heating radiator. Window to rear.



Bedroom 2 10' 7" x 8' 8" (3.22m x 2.64m)
Central heating radiator. Window to front.



Bedroom 3 7' 0" x 7' 0" (2.13m x 2.13m)
Central heating radiator. Window to front.



Bathroom 6' 9" x 5' 4" (2.06m x 1.62m)
Fitted with a three piece suite comprising; paneled bath with shower over. Pedestal wash hand basin. Low level WC. Central heating radiator. Window to rear.



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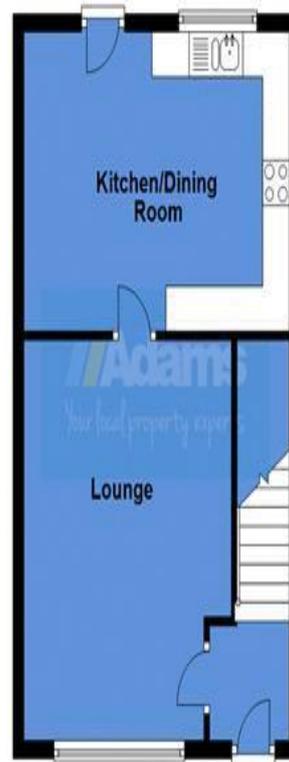
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Externally

To the front of the property there is a driveway providing off road parking and a gate providing access to the rear garden. To which comprises; flagged patio area, raised area and artificially lawned garden for ease of maintenance.



Ground Floor



First Floor



Viewing

By prior appointment through our Runcorn office on 01928-574401.



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