



Two Bedroom

Semi-Detached



Well Presented

Popular Area



No Onward Chain

Viewing Advised

19 Dalwood Close
Runcorn, WA7 6JL

**Offers in the Region Of
£130,000**

****WELL PRESENTED TWO BEDROOM SEMI-DETACHED. OFF ROAD PARKING. NO ONWARD CHAIN. VIEWING ADVISED.FULL MARKETING BROCHURE TO FOLLOW.**** Adams Estate Agents are delighted to offer to the market this well presented two bedroom semi-detached home, occupying a pleasant head of cul-de-sac position. Internal accommodation briefly comprises; entrance porch, a large lounge, kitchen/dining room, conservatory, two bedrooms and a family bathroom. Externally, there is off road parking, versatile garage space and a private garden to the rear. A viewing of this property is highly recommended to appreciate fully what is offered.

Ground Floor

Hallway

Central heating radiator. Storage cupboard. UPVC window to front and side. UPVC door to front.



Lounge 11' 9" x 13' 4" (3.58m x 4.06m)

Feature fireplace. Storage cupboard. Central heating radiator. UPVC window to front.

Kitchen/Dining Room 14' 9" x 7' 9" (4.49m x 2.36m)

Fitted with a range of wall and base units with work surfaces over. Inset sink unit. Built in oven with hob over. Space for white goods. Central heating radiator. UPVC Patio doors to rear.



www.adamsea.co.uk

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

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk



Conservatory 11' 1" x 8' 0" (3.38m x 2.44m)
UPVC French doors to side.



First Floor

Bedroom 1 11' 6" x 9' 6" (3.50m x 2.89m)
Central heating radiator. Storage cupboard. Cupboard housing water tank. UPVC window to front.



Bedroom 2 8' 1" x 8' 7" (2.46m x 2.61m)
Central heating radiator. UPVC window to rear.



Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)
Fitted with a 3-piece suite comprising; panelled bath, pedestal wash hand basin, low level WC. Central heating radiator. UPVC window to side.



Externally

To the front of the property, there is a pleasant laid to lawn garden with driveway providing off road parking. Whilst, to the rear, a private enclosed rear garden with decked and flagged patio area.



www.adamsea.co.uk

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

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk



Garage Room

The garage has been changed in to a useful work space, fitted with light and power. UPVC French doors to front. This can be converted more to be versatile within its use.



Viewing

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

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floorplans are for guide purposes only and all dimensions are approximate.



www.adamsea.co.uk

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

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



www.adamsea.co.uk

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

Runcorn
54 High Street, Runcorn, WA7 1AW
T: 01928 574401
E: runcorn@adamsea.co.uk

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Widnes
53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055
E: widnes@adamsea.co.uk