



Quasi Semi Home
One Double Bedroom



**Updated Kitchen and
Shower Room**
Concrete to Rear



Pleasant Rear Garden
Off Road Parking

52 Bamford Close
Runcorn, WA7 5NT

**Offers in Excess
of £110,000**

****ONE BEDROOM QUASI SEMI OFFERING BEAUTIFULLY KEPT ACCOMMODATION. EARLY VIEWING ADVISED.**** Adams Estate Agents are delighted to offer to the market for sale this modern one bedroom quasi semi detached house which benefits from many recently updated features throughout providing accommodation ready to move into. The property forms part of a pleasant cul de sac offering tasteful well presented accommodation appealing to first time buyers or those wishing to scale down. The property boasts gas fired central heating and UPVC double glazing throughout as well as modern kitchen and shower room with added benefit of conservatory to rear. Externally, off road parking for two cars and reasonable size enclosed south facing rear garden. Viewing is strongly recommended to fully appreciate what this deceptive property offers.

Ground Floor

Entrance Porch

Front access door. Leading to:-



Kitchen 13' 1" x 5' 2" (3.98m x 1.57m)

Fitted with a range of modern high gloss base units with complimentary work surfaces and matching wall cupboards above. Inset stainless steel sink and mixer tap. Integrated 4-ring gas hob with extractor hood above and oven below. Space under counter for white goods. Tiled splash backs. Central heating radiator. UPVC double glazed window to rear.



Lounge 11' 5" x 13' 1" (3.48m x 3.98m)

Stairs to first floor. Central heating radiator. UPVC double glazed french doors with windows to side. Arch leading to:-



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Conservatory 10' 5" x 10' 8" (3.17m x 3.25m)

Brick base with UPVC double glazed frame and rear access door leading to garden.

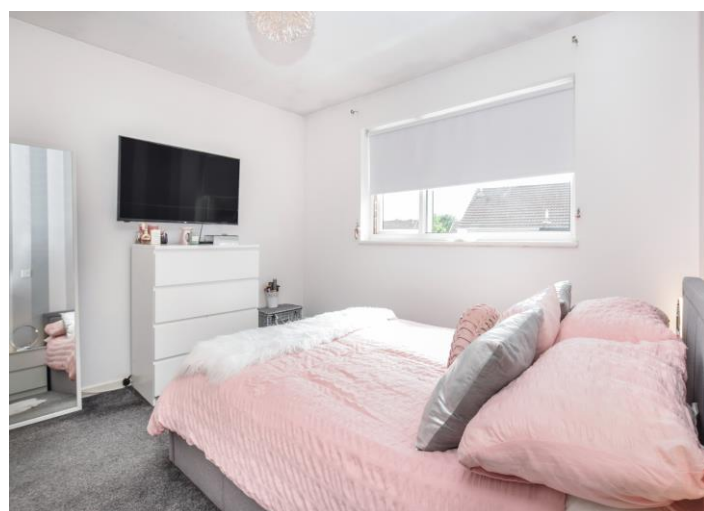
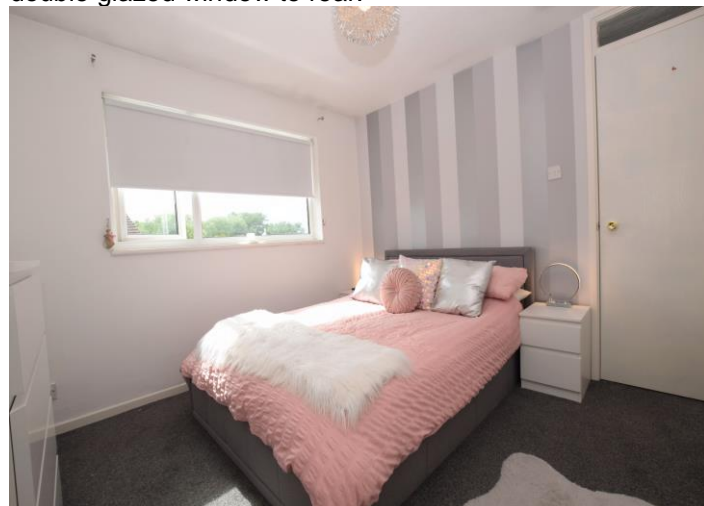


Landing

Storage cupboard. Loft access point. Doors to all first floor rooms.

Bedroom 10' 6" x 10' 0" (3.20m x 3.05m)

Built-in storage cupboard. Central heating radiator. UPVC double glazed window to rear.



Shower Room

Fitted with a modern 'white' 3-piece suite comprising of:- corner shower enclosure, pedestal hand wash basin and low level WC. Tiled walls. Heated towel rail. UPVC double glazed obscured window to rear.



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Externally

Parking

Driveway with parking for two vehicles.

Gardens

The rear garden has been greatly enhanced in recent years now comprising of:- landscaped patio, raised beds as well as benefiting from large external storage space with power and light supply. The garden is enclosed by fencing and has gated access to the front.



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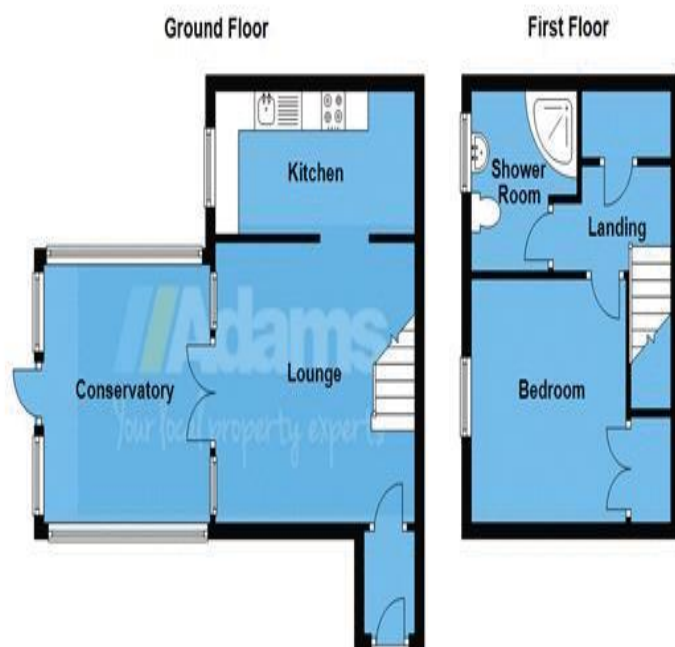
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Viewing

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.



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