



**Two Bedroom**

**Semi Detached**

**Ample Parking**

**Well Presented**

**Cul-De-Sac Location**

**Viewing Essential**

**20 Stapley Close**  
Runcorn, WA7 4DE

Offers in the Region Of  
£135,000

\*\*IMMACULATELY PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY. DECEPTIVELY SPACIOUS. RECENTLY FINISHED TEGULA PAVED DRIVEWAY PROVIDING AMPLE PARKING.\*\* Adams Estate Agents are delighted to offer to market this rare opportunity to acquire a modern semi-detached home located within this sought after Higher Runcorn cul-de-sac. Ideal for first time buyers or perhaps those wishing to downsize, this property provides well presented accommodation, briefly including; entrance hall, lounge, refitted kitchen/diner, opening in to conservatory, two bedrooms and bathroom. Externally, there is a generous sized garden to rear, with Indian stone patio area and a well stocked fish pond. Whilst, to the front an impressive Tegula paved driveway providing off road parking. Viewing is highly advised to appreciate what is on offer.

## Ground Floor

### Entrance Hall

UPVC double glazed front door. Storage cupboard. Door to:-



**Lounge** 15' 1" x 12' 3" (4.59m x 3.73m)  
Central heating radiator. UPVC double glazed window. Staircase to first floor.



**Kitchen/Diner** 12' 2" x 8' 1" (3.71m x 2.46m)  
Refitted with a range of modern base storage units with laminate work surfaces over and matching wall cupboards above. Inset sink and drainer unit. Inset 4-ring gas hob with extractor hood over and built under oven. Integrated dishwasher. Plumbing for an automatic washing machine. Central heating radiator. Opening into;



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### Conservatory 10' 2" x 9' 4" (3.10m x 2.84m)

UPVC double glazed frame on a brick built base. Central heating radiator. UPVC double glazed french doors opening to the rear garden.



### First Floor

#### Bedroom 1 12' 3" x 8' 1" (3.73m x 2.46m)

Central heating radiator. UPVC double glazed window.



#### Bedroom 2 12' 3" x 7' 3" (3.73m x 2.21m)

Built in wardrobes. Central heating radiator. UPVC double glazed window.



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### Bathroom 9' 3" x 4' 9" (2.82m x 1.45m)

Fitted with a three piece 'white' suite comprising of a panelled bath with electric shower over. Tiled floor. Tiled walls. Storage cupboard housing a gas fired 'combi' central heating boiler. Central heating radiator. UPVC double glazed window.



### Externally

#### Garden

The fully enclosed rear garden benefits from far reaching views towards Liverpool, good sized laid to lawn garden, Indian stone patio area and a well stocked fish pond. Multiple outdoor sockets.



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**Driveway**  
To the front of the property, there is an impressive Tegula paved driveway with inset spotlights in the border. There is parking for up to 3 Vehicles. Outdoor Socket.

**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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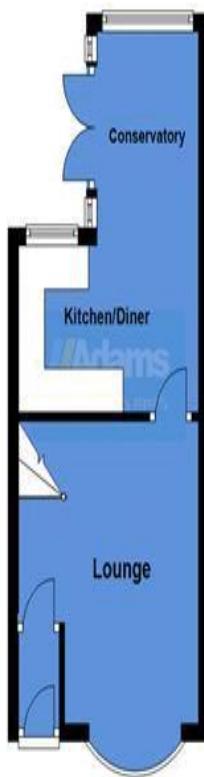
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### Ground Floor



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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