



Three Bedroom
Semi- Detached



Well Presented
Off Road Parking



Cul-De-Sac Location
Viewing Advised

15 Bamford Close
Runcorn, WA7 5NT

**Offers in Excess of
£135,000**

****THREE BEDROOM SEMI DETACHED PROPERTY. GARAGE AND OFF ROAD PARKING. CUL-DE-SAC LOCATION. VIEWING ADVISED.**** Adams Estate Agents are delighted to offer for sale this three bedroom semi-detached property, situated in a quiet cul-de-sac, in a popular residential area. The property has been well looked after by its current vendors, with a cosmetic update and recently fitted bathroom. In brief the accommodation comprises; porch, lounge, dining area, kitchen and conservatory to the ground floor. Whilst, to the first floor, there are three bedrooms and a family bathroom. Externally, there property boasts a garden to the front with off road parking, leading to garage. To the rear, there is a generous sized enclosed courtyard. Internal inspection is advised to appreciate what is to offer.

Ground Floor

Porch

Window to front. Door to side.

Lounge 13' 8" x 13' 2" (4.16m x 4.01m)

Feature inset fireplace housing gas fire. Central heating radiator. Stairs to first floor. Window to front. Door to front



Kitchen 10' 7" x 6' 2" (3.22m x 1.88m)

Fitted with a range of wall and base units with work surfaces over. Inset sink unit. Space for white goods. Window to rear.



Conservatory 7' 8" x 7' 8" (2.34m x 2.34m)

Door to side, accessing garden.



Dining Room 10' 7" x 7' 4" (3.22m x 2.23m)

Central heating radiator. Patio doors 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 10' 9" x 9' 2" (3.27m x 2.79m)

Central heating radiator. Storage cupboard. Window to front.



Bathroom 6' 9" x 4' 7" (2.06m x 1.40m)

Fitted with a 3-piece suite comprising paneled bath with shower over, vanity mounted wash hand basin and WC. Towel rail. Window to side.



Bedroom 2 9' 6" x 6' 7" (2.89m x 2.01m)

Central heating radiator. Window to rear.



Bedroom 3 6' 9" x 6' 3" (2.06m x 1.90m)

Central heating radiator. Window to rear.



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Externally

Externally, there property boasts a garden to the front with off road parking, leading to garage. To the rear, there is a generous sized enclosed courtyard.

Viewing

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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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