



Larger Than Average Semi
Three Double Bedrooms



Modern Kitchen & Bathroom
Driveway Parking



Cul-De-Sac Location
Viewing Advised

10 Backford Close
Runcorn, WA7 6LR

Offers in Excess of
£180,000

****SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME. SOUGHT AFTER CUL-DE-SAC POSITION. EARLY VIEWING ADVISED.**** Adams Estate Agents offer to market this particularly large three bedroom semi detached house with modern interior fittings, as well as three double bedrooms, integral garage and driveway parking for two vehicles. The property is immaculately presented throughout and has been finished to a high standard, having recent updates including; new remote controlled boiler, smart meters for the gas and electrics, ADT security alarm, driveway and new gutters, fascias and soffits. Situated at the foot of a quiet cul-de-sac in the Sutton Park area of Runcorn, within easy reach of many road and rail networks, as well as being close to local amenities. Perfect for families and first time buyers alike. Early viewing strongly advised.

Ground Floor

Porch

UPVC front door and window. Central heating radiator.



Lounge/Diner

25' 6" x 10' 9" max (7.77m x 3.28m) Two central heating radiators. Two UPVC double glazed windows.



Kitchen

10' 8" x 7' 8" (3.25m x 2.34m) Furnished with a range of base and wall units. Laminated work tops. Stainless steel 4-ring gas hob with extractor hood above and a built in oven.

Stainless steel 1.5 bowl sink and drainer unit with mixer tap. Plumbing for washing machine. Central heating radiator. UPVC double glazed window and rear door.



Inner Hall

Staircase to the first floor. Storage cupboard. Door to garage.

First Floor

Landing

Loft access point. Storage cupboard.

Bedroom 1

14' 4" x 8' 7" (4.37m x 2.62m) Central heating radiator. UPVC double glazed window.



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



Bedroom 2

10' 11" x 8' 7" (3.33m x 2.62m) Storage cupboard. Central heating radiator. UPVC double glazed window.



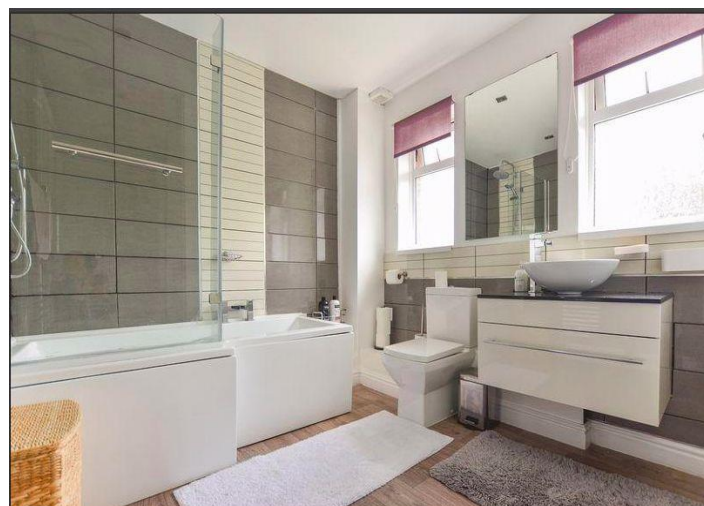
Bedroom 3

10' 9" x 10' 4" (3.28m x 3.15m) Central heating radiator. UPVC double glazed window.



Bathroom

6' 11" x 5' 2" (2.11m x 1.57m) Fitted with a 3-piece 'white' suite comprising a P-bath with glass shower screen and shower over, wash hand basin and low level W.C. Ladder style radiator/towel warmer. Two UPVC obscured double glazed windows. Tiled walls and flooring.



Garage

17' 7" x 8' (5.36m x 2.44m) An integral single bay garage. Up and over door. Lighting and power laid on.

Externally

To the front a block paved driveway provides ample off-road parking facilities, with a gate to access the rear, where the garden is mainly laid to lawn with a flagged patio area.



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Viewing

By prior appointment only through our Runcorn Office. Tel. (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. Floor plans are for guide purposes only and all dimensions are approximate.



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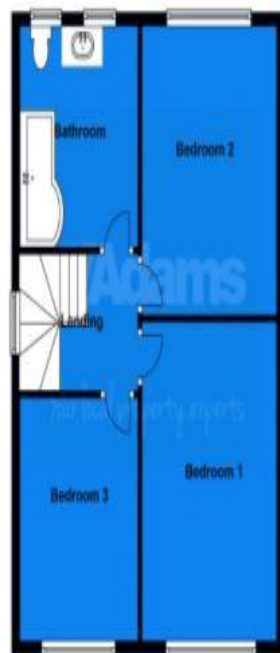
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Ground Floor



First Floor



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



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