



**Two Bedroom
Town House**



**Deceptively Spacious
Popular Location**



**Viewing Advised
No Onward Chain**

**23 Southampton Way
Runcorn, WA7 6JD**

**Offers in Excess of
£75,000**

TWO BEDROOM TOWN HOUSE. POPULAR RESIDENTIAL AREA. NO ONWARD CHAIN DELAY. VIEWING ADVISED. Adams Estate Agents are delighted to bring to the market this two bedroom town house, located within popular residential area of Murdishaw - providing deceptively spacious accommodation which can be appreciated fully upon further inspection. The property boasts newly fitted windows and doors, as well as a new boiler, but has been priced to allow for further cosmetic refurbishment, in brief comprises; entrance hall, lounge, kitchen and useful storage room to the ground floor. Whilst, to the first floor, there are two bedrooms, bathroom and WC. Externally, there is an enclosed garden to the front and rear garden, with decked area. Early inspection is advised.

Ground Floor

Entrance Hall

Stairs to first floor. Central heating radiator. UPVC double glazed front access door.



Storage Cupboard 11' 0" x 8' 5" (3.35m x 2.56m)

Under stairs. Central heating radiator. UPVC double glazed window to front.

Lounge 21' 0" x 11' 2" (6.40m x 3.40m)

Two central heating radiators. UPVC double glazed window and UPVC double glazed French doors to rear garden.



Kitchen 11' 3" x 10' 3" (3.43m x 3.12m)

Fitted with a range of base units and matching wall cabinets above, features also include stainless steel inset sink with drainer unit and mixer tap, built in oven with gas hob over, plumbing and space for washing machine and further space for under counter white goods. Tiled flooring. Central heating radiator. UPVC double glazed windows to front and side.



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

First Floor

Bedroom 1 12' 1" x 11' 6" (3.68m x 3.50m)

Central heating radiator. UPVC double glazed window to rear.



Bedroom 2 11' 2" x 10' 3" (3.40m x 3.12m)

Central heating radiator. UPVC double glazed window to rear.



WC

Low level WC. UPVC double glazed obscured window to front.

Bathroom

White suite comprising panel bath with electric shower over and pedestal hand wash basin. Tiled throughout. Central heating radiator. UPVC double glazed obscured window to front.



Externally

The property offers gardens to both the front and rear. The rear gardens offers decked patio area, enclosed by fencing with back gate leading to parking facilities.

Parking

Communal parking is offered with space for multiple vehicles.

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.

Viewing

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



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



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