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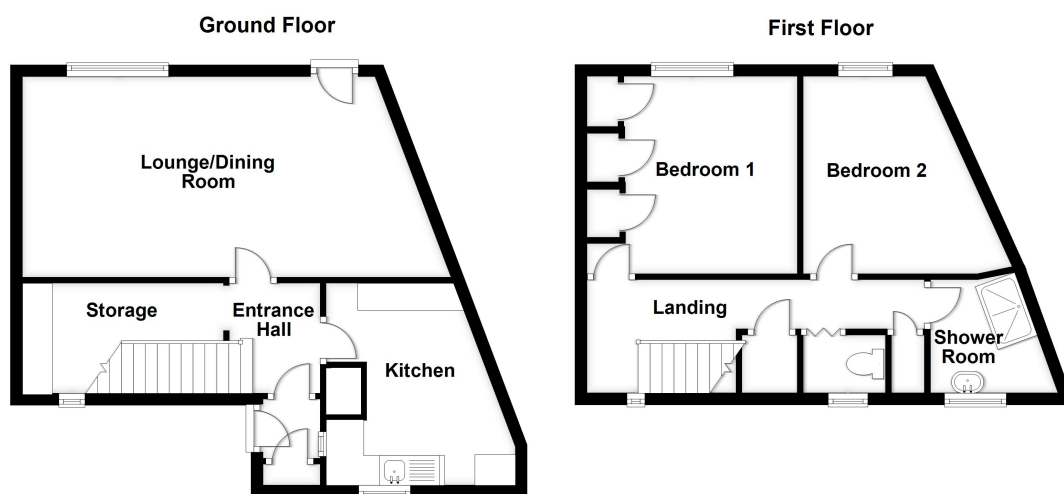
52 Dover Close
Runcorn
WA7 6JA
2 Bed Terrace House

Offers In The Region Of
£100,000

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk

52 Dover Close, Murdishaw, Runcorn, Cheshire, WA7 6JA

TWO BEDROOM MID TERRACE - PERFECT STARTER HOME OR BUY TO LET - NO CHAIN DELAY Located within the popular and convenient Murdishaw area of Runcorn is this two bedroom mid terrace home which offers an excellent opportunity for first time buyers and investors alike. This well proportioned two bedroom home benefits from NO CHAIN DELAY and offers scope for buyers to apply their own stamp. The local area has everyday amenities and schooling for all ages within walking distance. Consisting of an entrance hall with a large walk in storage cupboard, good sized lounge dining room and a kitchen to the ground floor, at first floor level viewers will find two bedrooms and a shower room with separate WC. Externally the property has a gravel frontage whilst the rear garden is fully paved and has access out on to a communal parking area to the rear. EPC:TBC



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 21/02/2025 15:55:02 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed front door opens to entrance vestibule with meter cupboard and bin store, glazed panel door opens to hallway.

Entrance Hallway

Wood effect laminate flooring, double panel radiator, one single power point, large built in storage cupboard with PVC double glazed window to front elevation.

Lounge/Dining Room **21' 0 average" x 11' 1" (6.40m x 3.38m)**

PVC double glazed window and entrance door to rear elevation, two single panel radiators, wood effect laminate flooring, one double, three single power points, fitted dado rail.

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Kitchen 11' 1" x 10' 5 maximum" (3.38m x 3.17m)

Having fitted base and wall units comprising single drainer stainless steel sink with mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler, single panel radiator, PVC double glazed window to front elevation, three single, one double power points.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to front elevation, two built in storage cupboards, access to loft, single panel radiator.

Bedroom One Rear 11' 8" x 11' 7" (3.55m x 3.53m)

PVC double glazed window to rear elevation, built in storage cupboards, two single power points.

Bedroom Two Rear 11' 5" x 9' 8 average" (3.48m x 2.94m)

PVC double glazed window to rear elevation, two single power points.



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Shower Room

Having a walk in shower enclosure with wall mounted electric shower, PVC panelling to walls, fitted extractor fan, PVC double glazed window to front elevation, pedestal wash hand basin with mixer tap over.

Separate WC

Having low level WC and PVC double glazed window to front elevation.



Externally

Property is fronted by a reasonable size low maintenance gravel frontage whilst to the rear there is a fully enclosed, fully paved garden with separate rear access and communal parking beyond.



Useful information about this property:

- PERFECT FIRST BUY
- POPULAR AREA
- CLOSE TO SCHOOLING
- FREEHOLD TENURE
- NO CHAIN DELAY
- IDEAL INVESTMENT PURCHASE
- WELL PROPORTIONED
- COUNCIL TAX BAND: A

MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.

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