

Bp5095



17 Caithness Court
Runcorn
WA7 1BH
4 Bed Terraced House

Offers in the Region
Of £115,000

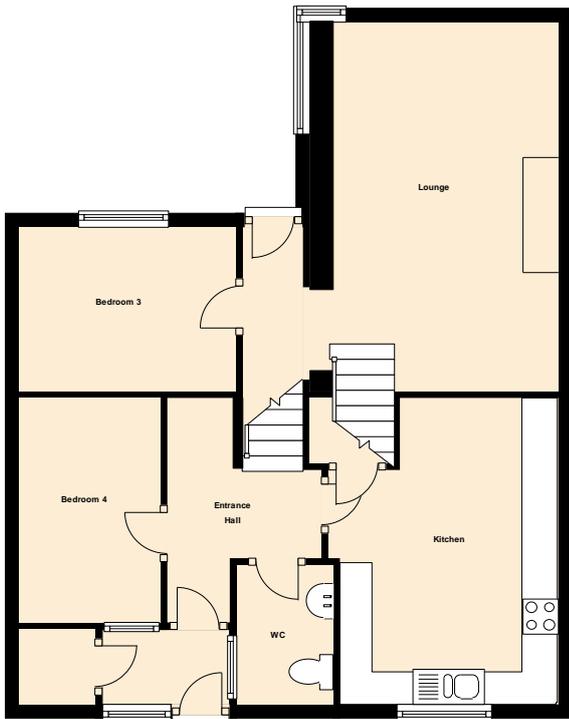
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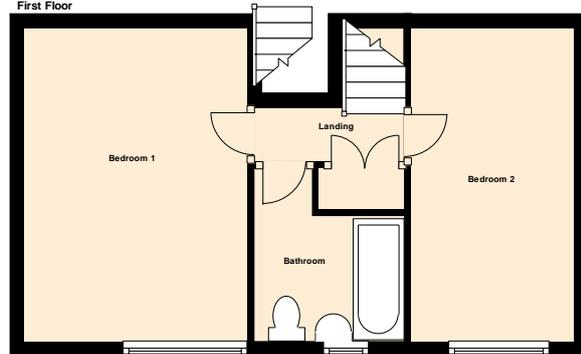
17 Caithness Court, Runcorn, Cheshire, WA7 1BH

EXCELLENT SIZE FOUR BED MID TERRACE - CONVENIENT OLD TOWN LOCATION Bests Estate Agents bring this FOUR BEDROOM mid terrace property to the open market with NO CHAIN DELAY. Situated with in a convenient location within Runcorn Old Town which offers a host of amenities including schooling all within a short distance from the property. These rather unique properties offer an excellent well proportioned layout arranged over three levels which briefly consists of: entrance hall with WC, kitchen/diner, lounge and four bedrooms. Communal parking is located to the front whilst a very pleasant garden can be found to the rear which enjoys a private wood aspect not being overlooked. Viewing highly recommended. EPC:TBC

Ground Floor



First Floor



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. 14/11/2021 16:10:03 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed door opens to storm porch, wood effect laminate flooring, built-in bin storage, PVC double glazed door opens to hallway. Tile effect laminate flooring, single panel radiator, telephone extension point, single power point.

Ground Floor Cloaks

Low level WC, wash hand basin, PVC double glazed window to porch, tile effect laminate flooring.

Kitchen/Diner **13' 8" x 9' 9" max (4.16m x 2.97m)**

Having a range of base and wall units comprising: One half bowl single drainer stainless steel sink, high neck mixer tap over, four burner gas hob, electric oven beneath, filter hood above, plumbing and drainage for automatic washing machine, splash back tiling, five double power points. Built-in storage cupboard, PVC double glazed window to front elevation.

Bedroom Four Front Ground floor **10' 5" x 6' 3" (3.17m x 1.90m)**

Located on Lower Ground floor, tile effect laminate flooring, single panel radiator, PVC double glazed window to front elevation, single power point.

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rail.

Landing

Stairs from lounge to landing, built-in storage cupboard housing wall mounted gas central heating boiler, loft access.

Lounge 17' 1" x 10' 7" (5.20m x 3.22m)

PVC double glazed window side elevation, wood effect laminate flooring, two radiators, electric convector fire standing on a decorative hearth and back with extending side plinths, two double power points, da do



Bedroom One Front 9' 6" x 13' 8" (2.89m x 4.16m)

PVC double glazed window to front elevation, wood effect laminate flooring, built-in fitted bedroom furniture, two double power points.

Bedroom Two Front 13' 8" x 7' 4" (4.16m x 2.23m)

PVC double glazed window to front elevation, wood effect laminate flooring, double power point.



Bedroom Three Rear 9' 7" x 7' 2" (2.92m x 2.18m)

PVC double glazed window to rear elevation, wood effect laminate flooring, single panel radiator, double power point.

Bedroom Four Front 10' 5" x 6' 3" (3.17m x 1.90m)

Located on Lower Ground floor, tile effect laminate flooring, single panel radiator, PVC double glazed window to front elevation, single power point.



Bathroom

A fully tiled room having a white three piece suite comprising of: low level WC, pedestal wash hand basin, shower bath with fitted shower screen and shower above, tiled floor, PVC double glazed window to front elevation.

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Bathroom

Externally

The property is front by a forecourt style garden and communal parking. To the rear there is a fully enclosed garden themed for ease of maintenance having wood decked area and block paved patio area all of which enjoys a pleasant wooded aspect and is not directly overlooked.



Useful Information About This Property:

- FOUR BEDROOMS
- CONVENIENT OLD TOWN LOCATION
- NOT OVERLOOKED TO REAR
- COMUNAL PARKING TO FRONT

- WELL PROPORTIONED LAYOUT



- NO ONWARD CHAIN
- IDEAL FOR FAMILIES
- 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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