

bp5351



45 Betchworth Crescent
Clifton Park, Runcorn
WA7 2YA
2 Bed Semi Detached Bungalow
with Conservatory & Garage

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

Offers in the region of
£160,000



45 Betchworth Crescent, Beechwood, Runcorn, Cheshire, WA7 2YA

SEMI DETACHED WITH CONSERVATORY AND GARAGE - POPULAR AREA - CHAIN FREE This TWO bedroom semi detached bungalow is located within the Clifton Park development, a popular and established area which is accessed off Beechwood Avenue. Brought to the market with NO CHAIN DELAY and benefiting from having a PVC double glazed conservatory, detached garage and a recently updated combination gas central heating boiler. Being a manageable size and arranged over one level makes this excellent property ideal for first time buyers and down sizers alike. Consisting of entrance vestibule with storage, lounge dining room, kitchen, two bedrooms, modern bathroom and conservatory. Internal viewing is recommended for this property to be fully appreciated. EPC:D(58)

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, built in cloaks cupboard, single panel radiator.

Lounge/ Dining Room 18' 2" x 10' 2 maximum" (5.53m x 3.10m)

PVC double glazed window to front elevation, two double panel radiators, coved ceiling, wood effect laminate flooring, three double power points, decorative fire surround.



Kitchen 13' 4" x 7' 3" (4.06m x 2.21m)

Having a range of fitted base and wall units comprising one and a half bowl stainless steel single drainer sink with high neck mixer tap over, in set four burner gas hob with filter hood above, electric double oven beneath, plumbing and drainage for automatic washing machine, splashback tiling, tiled floor, PVC double glazed window and entrance door to side elevation, single panel radiator, four double one single power points, recently installed combination gas central heating boiler.



Inner Hallway

Wood effect laminate flooring, built in storage cupboard, access to loft.

Bedroom One Rear 11' 11" x 9' 0" (3.63m x 2.74m)

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

Bedroom Two Rear 9' 0" x 8' 8" (2.74m x 2.64m)

Wood effect laminate flooring, single panel radiator, two single power points.



Conservatory 9' 0" x 8' 8" (2.74m x 2.64m)

PVC double glazed French doors open to conservatory, having PVC double glazed units with French doors to side elevation, two double power points, double panel radiator, tiled floor.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Bathroom

White three piece suite comprising low level WC, wash hand basin with mixer tap over vanity storage beneath, panel bath with fitted glass shower screen, electric shower over, splashback tiling, fitted extractor fan, chrome effect heated towel rail, PVC double glazed window to side elevation.

Externally

Property is fronted by a lawn garden with mature hedgerow whilst to the rear there is a fully enclosed garden with paved patio areas, a driveway provides off road parking and leads to a sectional concrete detached garage.



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents

Useful Information:

- SEMI DETACHED
- BUNGALOW
- DETACHED GARAGE
- CONSERVATORY
- UPDATED COMBINATION BOILER
- CHAIN FREE
- POPULAR LOCATION
- EPC:D(58)
- COUNCIL TAX BAND: B

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.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Please Note: The floorplan below 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. 17/10/2023 11:32:37 The content of these sales details are the copyright of Bests Estate Agents.

Ground Floor

