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Abbotts Close
Higher Runcorn
WA7 4UZ
2 Bed Semi Detached House with
Conservatory

Independent Family Owned Estate Agents
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£137,500

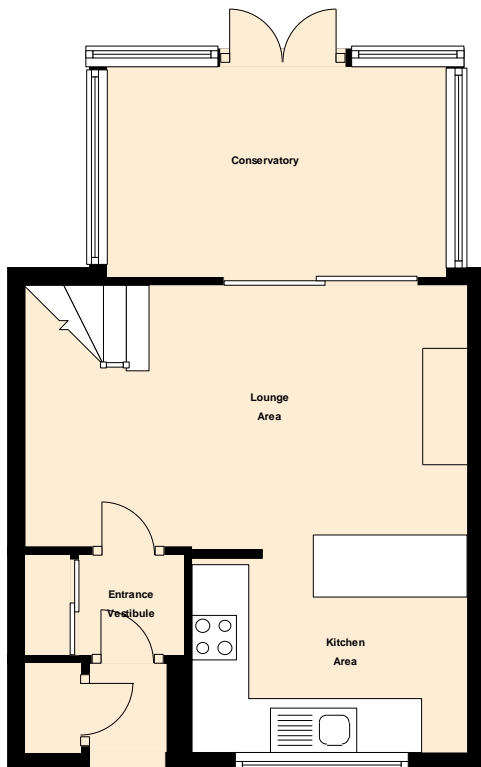
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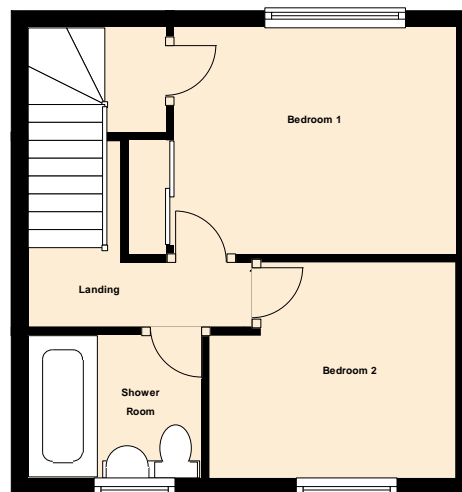
Abbotts Close, Runcorn, Cheshire, WA7 4UZ

Abbotts Close, a small development located in the ever popular and sought after HIGHER RUNCORN area of Runcorn. This two bedroom semi detached home is perfectly suited to first time buyers or those looking for manageable accommodation within an established area. A modern property which has the advantage of having a PVC double glazed conservatory to the rear providing further accommodation, presented to pleasing standards throughout this modern semi detached home has the benefit of PVC double glazing throughout and combination gas central heating. Off road parking is provided by a tarmac drive to the front of the property whilst to the rear a enclosed garden with wood decked patio area can be found which enjoys a private aspect not being overlooked. Briefly the property consists of: Entrance vestibule with storage, open plan lounge, dining and kitchen area with conservatory off to the ground floor whilst two bedrooms and a modern fully tiled shower room complete this first floor. All in all a perfect starter home set in a desirable cul de sac position. 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. 09/03/2021 20:16:04 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Canopied recessed entrance porch with bin store, PVC double glazed front door opens to : Entrance vestibule built-in storage cupboard, meter services and mirror fronted sliding doors, single power point, wood effect laminate flooring.

Lounge/Dining Area 16' 2" x 9' 8" (4.92m x 2.94m)

Wood effect laminate flooring, two double panel radiator, under stairs storage cupboard. Living flame coal effect gas fire standing on decorative hearth and back, one double, one single power points.

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Kitchen 10' 3" x 6' 4" (3.12m x 1.93m)

Having a range of modern base and wall units comprising: Single drainer stainless steel sink, high neck mixer tap over, four ring electric hob, electric oven beneath, filter hood above, plumbing and drainage for automatic washing machine, splash back tiling, two double, one single power points, double panel radiator. PVC double glazed window to front elevation.



Conservatory 12' 7" x 7' 8" (3.83m x 2.34m)

Glazed panel sliding doors open from lounge to conservatory having PVC double glazed units and PVC double glazed French doors open to rear elevation. tiled flooring, single panel radiator, two double power points.

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First Floor Landing

Stairs from lounge/dining room to first floor landing, one single power point, loft access.

Bedroom One Rear 10' 9" x 7' 11" (3.27m x 2.41m)

PVC double glazed window to rear elevation, single panel radiator. Built-in mirror fronted sliding wardrobes, hanging rails and shelves, large built-in storage cupboard housing wall mounted combination gas central heating boiler, two single power points, fitted ceiling fan.



Bedroom Two Front 9' 3" max x 8' 3" (2.82m x 2.51m)

PVC double glazed window to front elevation, single panel radiator, one double, two single power points, fitted ceiling fan.

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Shower Room

An impressive fully tiled room with a modern finish comprising: low level WC, wash hand basin, mixer tap over, vanity storage beneath. Large walk-in fully tiled shower enclosure, mixer shower attachment and large waterfall style shower head, additional shower wand, tiled floor, chrome effect heated towel rail. PVC double glazed window to front elevation.



Externally

The property is fronted by a lawn garden, tarmac drive provides off road parking and leads to the rear elevation having a fully enclosed lawned garden and wood decked patio area, All of which is not directly overlooked and enjoys a fair degree of sunshine weather permitted. Garden shed included in sale which has power.

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Directions

Leave Runcorn via Greenway road and continue through the traffic lights taking the second turning left into Oxford Road. Abbots Close can be found someway up on the left hand side.

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Useful Information About This Property:

- CUL DE SAC POSITION
- HIGHER RUNCORN LOCATION
- PVC DOUBLE GLAZING
- OFF ROAD PARKING TO FRONT
- NOT OVERLOOKED TO REAR
- IDEAL FIRST HOME
- CONSERVATORY TO REAR
- Council Tax Band: B

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