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65 Sextant Close  
Runcorn  
WA7 6DR  
3 Bed Terraced House

Independent Family Owned Estate Agents  
T: 01928 576368 E: [Terry@bests.co.uk](mailto:Terry@bests.co.uk)  
[www.bestsof.co.uk](http://www.bestsof.co.uk)

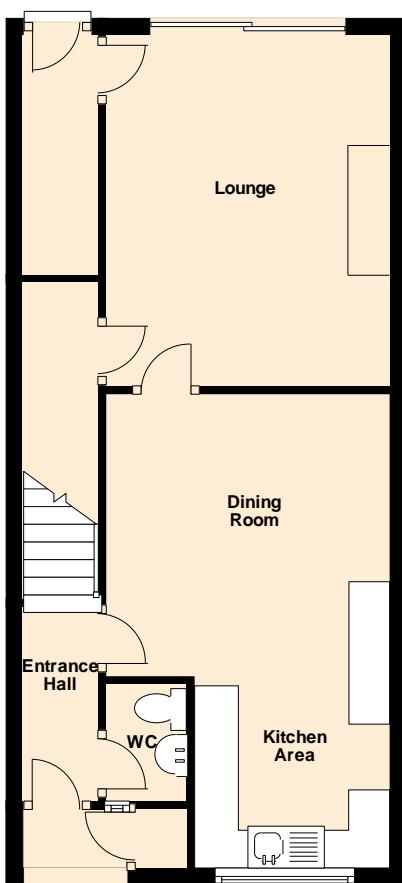
Offers Over  
£110,000



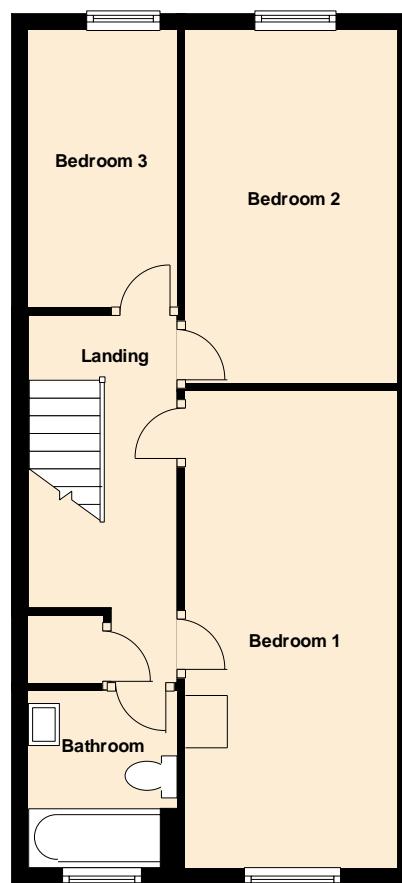
## 65 Sextant Close, Murdishaw, Runcorn, Cheshire, WA7 6DR

\*IDEAL FIRST HOME OR INVESTMENT PURCHASE - NO CHAIN\* This THREE bedroom mid terrace property is brought to the market with the benefit of NO CHAIN DELAY. Located within the popular and convenient Murdishaw area of Runcorn this well proportioned property would make the ideal first home or investment purchase. The local area has amenities, schooling for all ages and excellent road and rail connections close by. Briefly consisting of: entrance hall with WC, kitchen dining room, lounge with storage to the ground floor whilst three good sized bedrooms and a family bathroom complete the first floor. Externally the property is fronted by a lawn garden whilst the rear garden is not directly overlooked and has a tree lined aspect. EPC:C(75)

**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](http://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. 14/06/2022 04:34:26 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance**

Recessed entrance with bin store, PVC double glazed entrance door opens to hallway, single panel radiator, da do rail.

### **Ground Floor Cloaks**

Low level WC, wash hand basin, vanity storage below, window to front elevation, half tiling to walls, tiled floor.

**Kitchen/Dining Room 18' 7" x 11' 5" (5.66m x 3.48m) narrowing to 7'9"**

Kitchen area comprises: fitted base and wall units, splash back tiling, single drainer sink, high neck mixer tap over, plumbing and drainage for automatic washing machine, gas cooker point, wall mounted combi gas central heating boiler, two double, one single power points, PVC double glazed window to front elevation, tile flooring. Dining Area: Double panel radiator, tiled floor, single power point, telephone extension point.

**Lounge 13' 8" x 11' 5" (4.16m x 3.48m)**

Wood effect laminate flooring, double panel radiator, one double, one single power points, telephone extension point. Double glazed sliding patio doors to rear elevation, large built-in storage cupboard. rear entrance with access to rear elevation.

**First Floor Landing**

Stairs from hall to first floor, da do rail, built-in storage cupboard, single power point, loft access.

**Bedroom One Front 18' 5" x 8' 6" (5.61m x 2.59m)**

PVC double glazed window to front elevation, double power point,

**Bedroom Two Rear 13' 10" x 8' 6" (4.21m x 2.59m)**

PVC double glazed window to rear elevation, double power point.

**Bedroom Three Rear 10' 10" x 5' 11" (3.30m x 1.80m)**

PVC double glazed window to rear elevation, one double power point.

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

### **Bathroom**

Having a white three piece suite comprising low level WC, large wash hand basin, vanity storage below, mixer tap over, panel bath with glass shower screen, electric shower over, fully tiled walls, mini ceiling downlighters, PVC double glazed window to front elevation, tiled flooring, single panel radiator.



### **Externally**

The property is fronted by lawn garden. To the rear there is an enclosed garden with paved patio and lawn areas with separate rear access all of which is not directly overlooked and has a pleasant aspect.



### **Useful Information About This Property:**

- IDEAL FIRST HOME OR INVESTMENT
- NO CHAIN DELAY
- WELL PROPORTIONED
- CLOSE TO AMENITIES
- GREAT ROAD AND RAIL CONNECTIONS CLOSE BY
- GROUND FLOOR WC
- NOT OVER LOOKED TO REAR
- 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.