

bp5596



5 Starling Close
Runcorn
WA7 6EU
2 Bed Semi Detached Bungalow

£150,000

Viewing Advised

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



5 Starling Close, Runcorn, Cheshire, WA7 6EU

MODERN SEMI DETACHED BUNGALOW - FREEHOLD TENURE - CLOSE TO STATION - NO CHAIN This two bedroom semi detached bungalow is tucked away in a quiet cul de sac, ideally situated to benefit from local amenities, including Runcorn East Railway Station. Offered to the market with no chain delay the property has been recently redecorated throughout, providing a move in ready finish. This excellent property is perfect for a range of buyers offering manageable sized accommodation at an affordable price tag. Consisting of an entrance hallway, lounge dining room with adjoining Kitchen, two bedrooms, conservatory and a bathroom. A lawn garden and driveway front the property whilst the rear garden is of a reasonable size and has ample potential to create a relaxing space. Over all, home which can be fully appreciated by closer inspection so arrange your viewing today. 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. 09/06/2025 19:35:18 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, wood effect laminate flooring, one double power point, access to loft, built in storage cupboard.

Lounge/Dining Room 16' 6" x 11' 0" (5.03m x 3.35m)

PVC double glazed bay window to front elevation, double panel radiator, wood effect laminate flooring, fitted wall lights, coved ceiling, two double power points.

Kitchen 8' 7" x 6' 6" (2.61m x 1.98m)

Having a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, in set four ring electric hob with electric oven beneath and filter hood above, splash back tiling, tiled floor, four double, one single power points, PVC double glazed window to front elevation, concealed wall mounted combination gas central heating boiler, plumbing and drainage for automatic washing machine.



Bedroom One Rear 12' 3" x 10' 1" (3.73m x 3.07m)

Wood effect laminate flooring, single panel radiator, two single power points, PVC double glazed window and door open to conservatory.



Bedroom Two Rear 9' 4" x 7' 6" (2.84m x 2.28m)

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



Conservatory 10' 7" x 9' 9" (3.22m x 2.97m)

Having PVC double glazed units and entrance door to side elevation opening to garden, one double, one single power points, double panel radiator.



Bathroom

White three piece suite comprising of low level WC, Wash hand basin and panelled bath with electric shower over, splash back tilting, PVC double glazed window to side elevation.



Externally

Property forms part of a small Cul de sac being fronted by a laid lawn garden and driveway which leads through Wrought iron gates to the side of the property whilst to the rear there is a fully enclosed reasonable sized garden with laid lawn and patio area.



Useful information about this property:

- CUL DE SAC POSITION
- FREEHOLD TENURE
- CLOSE TO RUNCORN EAST STATION
- NO CHAIN DELAY
- PERFECT FIRST HOME
- CONSERVATORY
- RECENTLY REDECORATED
- 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.