

bp4971



12 Allen Road  
Weston Point Runcorn  
WA7 4HX  
2 Bed End Terraced House

Independent Family Owned Estate Agents  
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**£105,000**

**Viewing Advised**



## 12 Allen Road, Runcorn, WA7 4HX

\*GREAT SIZE TWO BEDROOM END TERRACE\* Bests Estate Agents are pleased to bring this two bedroom end terrace property to the open market. Being very well presented throughout this perfect first home offers well proportioned accommodation with an open plan design to the ground floor. Located within a popular residential area being fronted by an open green space and having a great size rear garden which isn't directly overlooked. A high gloss white kitchen is installed along with a white bathroom suite, combination gas central heating and PVC double glazing. Briefly consisting of: entrance vestibule, open plan dining room and lounge with good size kitchen off and WC to the ground floor whilst two double bedrooms and a bathroom complete the first floor. Early inspection of this ideal first home is highly recommended. 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](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. 19/04/2021 18:49:33 The content of these sales details are the copyright of Bests Estate Agents.

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

**Entrance**

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Composite front door opens to: Entrance vestibule, glazed panel door opens to: Dining room.

### Dining Room 13' 10" x 9' 9" (4.21m x 2.97m)

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, three double power points, coved ceiling, fitted mini ceiling down lighter.



### Lounge 16' 9" x 11' 5" (5.10m x 3.48m)

PVC double glazed sliding patio doors to rear elevation, wood effect laminate flooring, coved ceiling, fitted mini ceiling down lighters, double panel radiator. Built-in under stairs storage cupboard, three double, one single power points.



### Kitchen 13' 6" x 6' 10" (4.11m x 2.08m)

Having a range of modern high gloss base and wall units with contrasting work surfaces comprising: One half bowl single drainer stainless steel sink, high neck mixer tap over, plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler, PVC double glazed window & entrance door to side elevation, four burner gas hob with electric oven beneath, four double, one single power points.



### Ground Floor Cloaks

A fully tiled room with low level WC, pedestal wash hand basin, double panel radiator, PVC double glazed window to side elevation, coved ceiling, extractor fan.



### First Floor Landing

Stairs from dining room to first floor landing, access to boarded loft.

**Bedroom One Front 16' 7" max x 9' 11" (5.05m x 3.02m)**

PVC double glazed window to front elevation, single panel radiator, coved ceiling, mini ceiling down lighters, three double power points, built-in storage cupboard with hanging rails.

**Bedroom Two Rear 11' 5" x 8' 10" (3.48m x 2.69m)**

PVC double glazed window to rear elevation, single panel radiator, three double power points, coved ceiling.

**Bathroom**

Having a white three piece suite comprising: Panel bath, electric shower over, fitted glass shower screen, low level WC, pedestal wash hand basin, splash back tiling, mini ceiling down lighters, wood effect laminate flooring, panel radiator. PVC double glazed window to rear elevation, fitted wall mirror.

**Externally**

The property is fronted by a forecourt style lawned garden. To the rear there is a large rear garden with extensive lawn area and patio area all of which is not directly overlooked.



## Directions

Leave Runcorn via Picow Farm Road. At the T junction with Sandy Lane, turn right, then first left into Baker Road, then second left into Allen Road, the property can be found on the lefthand side.

## Useful Information About This Property:

- GREAT SIZE TWO BED HOME
- MODERN KITCHEN
- GREAT SIZE REAR GARDEN WHICH IS NOT OVERLOOKED
- COMBINATION GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- POPULAR AREA
- IDEAL FIRST HOME
- Council Tax Band: A

## MONEY LAUNDERING REGULATIONS

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