

bp5675



20 Water Street
Runcorn
WA7 1DS
2 Bed Terrace House with GF
WC & Garage

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£120,000
Viewing Advised



20 Water Street, Runcorn, Cheshire, WA7 1DS

Chain Free - Superb Views to Rear - Attached Garage - Perfect First Home - C Rated EPC Situated within the heart of Runcorn Old Town, this well positioned home enjoys a convenient location with everyday amenities, including primary schooling, just a stone's throw away. An excellent opportunity for first time buyers looking to step onto the property ladder. The accommodation opens with a spacious entrance hallway providing access to a useful ground floor WC and direct internal access to the attached garage. To the front sits the kitchen diner, while to the rear is a generous full width lounge featuring large, full height windows that make the most of the views across the River Mersey. To the first floor are two well proportioned double bedrooms along with the family bathroom. Externally, the property benefits from a paved forecourt garden to the front, while to the rear there is a paved patio area and open communal green space, both enjoying uninterrupted views over the Mersey Estuary. EPC:C(74)



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.

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The property comprises in more detail as follows;

Entrance Hallway

Double glazed front door opens to hallway, wood effect laminate flooring, one double power point, double panel radiator, access to garage.



Ground Floor Cloaks

Having low level WC, wash hand basin and fitted skylight.

Garage 19' 1" x 8' 11" (5.81m x 2.72m)

Having metal up and over door, power, light and wall mounted combination gas central heating boiler.

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Lounge 14' 8" x 11' 5" (4.47m x 3.48m)

PVC double glazed windows and PVC double glazed entrance door to rear elevation, coved ceiling, two double power points.

**Kitchen/ Dining Room 15' 5" x 8' 4" (4.70m x 2.54m)**

Having fitted base and wall units comprising single drainer sink, electric cooker point, plumbing and drainage for automatic washing machine, splash back tiling, PVC double glazed window to front elevation, built in larder cupboard, four double, two single power points, single panel radiator.

**First Floor Landing**

Stairs from hall to first floor landing, two built in storage cupboards.

Bedroom One Rear 14' 9" x 10' 6 average" (4.49m x 3.20m)

Two PVC double glazed windows to rear elevation, double panel radiator, three double power points.



Bedroom Two Front 14' 3" x 8' 5" (4.34m x 2.56m)

PVC double glazed window to front elevation, double panel radiator, two double power points.

Bathroom

Having a white three piece suite having low level WC, panel bath with electric shower over and pedestal wash hand basin, splash back tiling, PVC double glazed window to front elevation, fitted extractor fan, single panel radiator.

Externally

The property is fronted by a forecourt style paved garden whilst to the rear there is a paved patio area and open green space with views towards the River Mersey.





Useful information about this property:

- River Views To Rear
- Attached Garage
- Chain Free
- Freehold Tenure
- Two Double Bedrooms
- Ground Floor WC
- Old Town Location
- Council Tax Band: A

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