

bp5126



6 Mellor Close
Norton
Runcorn
WA7 6QB
2 Bed Semi Detached Bungalow

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**Offers in the Region
Of £170,000**



6 Mellor Close, Runcorn, Cheshire, WA7 6QB

CUL DE SAC POSITION - WELL PRESENTED MODERN BUNGALOW - NO CHAIN

This modern semi detached bungalow is located in the popular Norton area of Runcorn and stands in a elevated cul de sac position with ample off road parking to the front. Finished to a modern standard throughout having a high gloss fitted kitchen, fully tiled shower room with large walk in shower enclosure and also benefiting from having combination gas central heating and PVC double glazing installed throughout. Briefly comprising of entrance hall with useful utility room off, lounge dining room, kitchen, shower room and two bedrooms. Externally, the property has ample off road parking provided by a paved driveway to the front which leads to a covered car port area with electric roller shutter door, providing excellent storage space whilst the split level rear garden is themed for ease of maintenance having a elevated wood decked patio area which enjoys a private aspect not being overlooked. Internal inspection of this great bungalow is highly recommended. EPC:C(71)

The property comprises in more detail as follows;

Entrance

PVC double glazed door opens to: Entrance vestibule, wood effect laminate flooring, single panel radiator, single power point, recessed cloaks area with shoe storage, built-in useful utility cupboard with wall mounted combi gas central heating boiler, PVC double glazed window to front elevation. plumbing and drainage for automatic washing machine, two double power points.

Lounge/Diner **19' 8" x 10' 4" max (5.99m x 3.15m)**

PVC double glazed window to front elevation, wood effect laminate flooring, two double pane radiators, one quadruple, one double, one single power points, telephone extension & TV aerial points.



Kitchen **9' 9" x 7' 9" (2.97m x 2.36m)**

Having a range of base & wall units with under counter lighting comprising: Single drainer stainless steel sink, mixer tap over, gas cooker point, filter hood above, plumbing and drainage for dishwasher, tile effect laminate flooring, double panel radiator, integrated fridge, four double power points, mini ceiling downlighters, PVC double glazed window & entrance door to side elevation.



Inner Hallway

Wood effect laminate flooring, built-in storage cupboard, loft access, single power point.

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Bedroom One Rear 11' 11" x 8' 10" (3.63m x 2.69m)

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

Bedroom Two Rear 10' 0" x 9' 4" into fitted wardrobes (3.05m x 2.84m)

PVC double glazed window to rear elevation, mirror fronted sliding robes with hanging rails & shelves, single panel radiator, one single, one double power points.

**Bathroom**

A modern fully tiled room with an oversize walk in shower enclosure with mixer shower attachment and feature tiling, low level WC, circular wash hand basin with mix tap over, large fitted wall mirror, tiled floor, PVC double glazed window to side elevation, fitted down lighters.

**Externally**

The property occupies a commanding elevated position within a small cul de sac and is fronted by an extensive paved driveway with ample off road parking and a low maintenance mature planted area. Access to the side of the property is via an electric roller shutter door and covered carport, power & light. PVC double glazed sliding doors to the rear of the carport open to a fully enclosed split level garden again themed for ease of maintenance with gravel to lower section, steps up to a elevated paved & wood decked area. All of which is not directly overlooked, included in the sale is a garden shed.



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Useful Information About This Property:

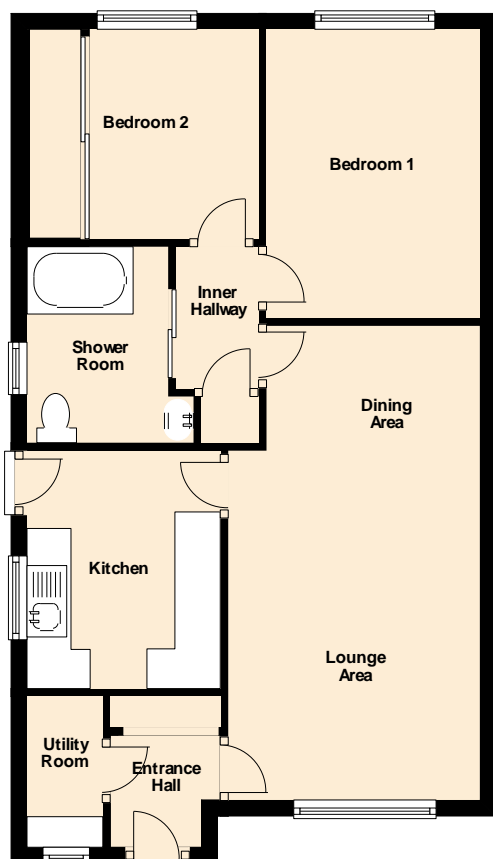
- WELL PRESENTED MODERN HOME WITH NO ONWARD CHAIN
- USEFUL UTILITY AREA
- MODERN HIGH GLOSS KITCHEN
- FULLY TILED SHOWER ROOM
- AMPLE OFF ROAD PARKING
- NOT OVERLOOKED
- CUL DE SAC POSITION
- COUNCIL TAX BAND: B

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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.

Ground 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. 24/03/2022 06:28:53 The content of these sales details are the copyright of Bests Estate Agents.

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