

bp4925



45 Earls Way
Hallwood Park Runcorn
WA7 2WZ
3 Bed Semi Detached House
50/50 Shared Ownership

Independent Family Owned Estate Agents
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Shared Ownership
£70,000

45 Earls Way, Hallwood Park, Runcorn, Cheshire, WA7 2WZ

VERY WELL PRESENTED STARTER HOME - 50% Shared Ownership This three bedroom semi detached property offers first time buyers the perfect opportunity to get their foot on the property ladder. Situated on Hallwood Park, a central and very convenient area which has ample amenities close by. Viewers will find well proportioned accommodation which is tastefully decorated to pleasing standards throughout. In recent years the current owners have replaced the glazing to PVC double glazed units and also installed a combination gas central heating boiler which has warranty remaining. The property stands in an ideal Cul De Sac position with a very pleasant open aspect to the front which would be great for those with younger children. Having off road parking and gardens to both the front and rear this well cared from home briefly consists of:- Entrance hall, lounge and kitchen diner to the ground floor with three bedrooms and a family bathroom which modern white suite complete the first floor. *Shared ownership, the current monthly rent is £331.66 plus your mortgage payment. All applicants need to qualify for tenant status with Riverside Housing Association, please call for more details.

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. 26/11/2020 19:36:18 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed entrance door opens to : Entrance vestibule, wood effect laminate flooring, coved ceiling.

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Lounge 15' 8" x 13' 6" (4.77m x 4.11m)

Wood effect laminate flooring, coved ceiling, double panel radiator, PVC double glazed window to front elevation, six double, one single power points one with USB charging port, telephone extension point.

Kitchen/Diner 15' 7" x 9' 6" (4.75m x 2.89m)

Kitchen area has a range of base and wall units comprising : Single drainer stainless steel sink, plumbing and drainage for automatic washing machine and dishwasher, four burner gas hob with electric under oven, filter hood above, splash back tiling, three double, two single power points. PVC double glazed window and door to rear elevation, tile effect laminate flooring, single panel radiator, double power point with USB charging ports, under stairs storage cupboard.



First Floor Landing

Stairs from lounge to first floor, loft access with pull down ladder, partial boarded.

Bedroom One Front 11' 10" x 8' 5" (3.60m x 2.56m)

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



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Bedroom Two Rear 11' 4" x 8' 6"
(3.45m x 2.59m)

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

Bedroom Three Rear 7' 11" x 7' 10"
(2.41m x 2.39m)

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

Bathroom

Having a modern white three piece suite comprising: Low level WC, pedestal wash hand basin, P shaped shower bath with mixer shower attachment over, glass shower screen, splash back tiling. PVC double glazed window to front elevation, fitted vanity storage, chrome effect heated towel rail, built-in storage cupboard housing wall mounted combination gas central heating boiler.



Externally

The property occupies a very pleasant Cul-De-Sac position which is not overlooked from front with aspect over open green space. Whilst to the rear there is a reasonable sized garden with lawn and paved patio area, separate rear access.



Shared ownership

The property is held on a 50/50 shared ownership with a monthly rent of £331.66. All buyers need to qualify for tenant status with Riverside Housing Association before applying for a mortgage. Please contact us for more information regarding this.

Directions

After passing the signs for Shopping City on the A533 towards Northwich, take the signs marked Halton Hospital and Hallwood Park. Once on the estate, proceed straight over at the first roundabout on to Earls Way and the property can be found at the top of the cul de sac on the left hand side.

Useful Information About This Property:

- 50% SHARED OWNERSHIP
- IDEAL FIRST PURCHASE

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- CENTRAL AND CONVENIENT LOCATION
- WELL PROPORTIONED
- PRESENTED TO PLEASING STANDARDS THROUGHOUT
- RECENT PVC DOUBLE GLAZING
- RECENT COMBINATION GAS CENTRAL HEATING BOILER
- Council Tax Band: B

MONEY LAUNDERING REGULATIONS

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