

bp4993



24 Knott Mill Way
Runcorn
WA7 2XH
Superb 2 Bed Semi Detached
House

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

£130,000

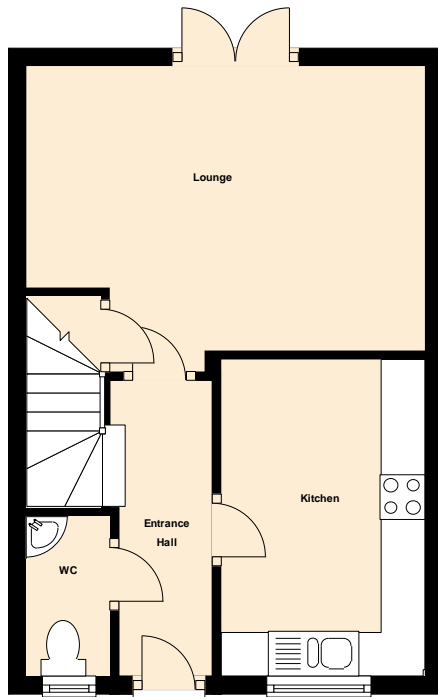
Viewing Advised



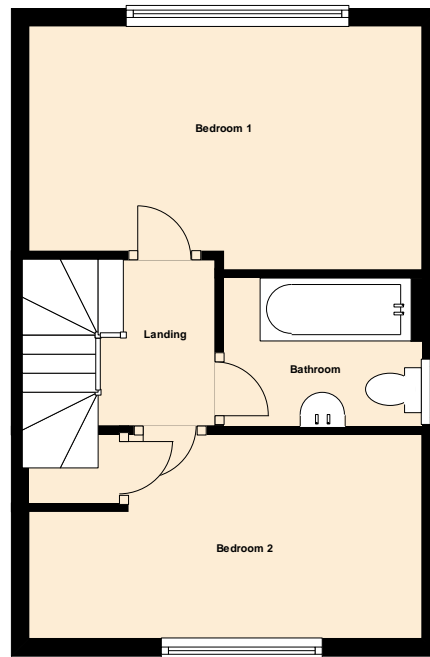
24 Knott Mill Way, Runcorn, Cheshire, WA7 2XH

GREAT STARTER HOME - MUST SEE PROPERTY Bests are delighted to offer this modern two bedroom semi detached house on the open market. The property forms part of 'Bridge Water Gardens' which adjoins the Bridge Water canal with it's fine walks close by, and would appeal to first time buyers or those scaling down. Upon closer inspection viewers will find very pleasant accommodation which benefits from a modern kitchen with appliances, PVC double glazing and combination gas fired central heating. Externally, off road parking for two cars and a great rear garden themed for ease of maintenance with wood decked patio and artificial grassed area. EPC B(83). Viewing highly recommended.

Ground Floor



First 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. 26/05/2021 20:10:29 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Canopied entrance with double glazed Composite front door opens to: Hallway, single panel radiator, wood effect laminate flooring, double power point.

Ground Floor Cloaks

Low level WC, wash hand basin, PVC double glazed window to front elevation, fitted extractor fan, single panel radiator.



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Lounge 14' 5" x 11' 2" (4.39m x 3.40m)

PVC double glazed French doors to rear elevation, wood effect laminate flooring, four double power points, TV aerial & telephone extension points, under stairs storage cupboard.



Kitchen 11' 7" x 7' 6" (3.53m x 2.28m)

Having a range of high gloss base and wall units comprising: One half bowl single drainer stainless steel sink, high neck mixer tap over, integrated four ring electric hob, electric oven beneath, filter hood above, integrated washing machine/fridge & freezer, concealed wall mounted combination gas central heating boiler, three double, one single power points. Wood effect laminate flooring, single panel radiator, PVC double glazed window to front elevation



First Floor Landing

Stairs from hall to first floor landing, loft access, single panel radiator, double power point.

Bedroom One rear 14' 6" x 8' 10" max (4.42m x 2.69m)

Single panel radiator, PVC double glazed window to rear elevation, four double power points.



Bedroom Two Front 14' 6" Max x 7' 7" (4.42m x 2.31m)

PVC double glazed window to front elevation, double panel radiator, three double power points, built-in storage cupboard.



Bathroom

Having a white three piece suite comprising: Low level WC, pedestal wash hand basin,



mixer tap over, panel bath with mixer shower attachment over, fitted glass shower screen, attractive splash back tiling, fitted extractor fan, single panel radiator. PVC double glazed window to side elevation.

Externally

The property in an appealing cul-de-sac position being front by a tarmac driveway

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and forecourt style garden with attractive paving. Whilst to the rear there is a fully enclosed reasonable sized garden themed for ease of maintenance having artificial grassed area and extensive wood decked patio area.



Directions

Leave Runcorn via Delph Bridge turning left onto Halton Road. At the T junction turn left and continue through the traffic lights onto Halton Brow and take the first left onto Castlefields Ave. Continue along to the T junction turn right, then take the first left into Cornbrook Ave, then left into Knott Mill way.

Useful Information About This Property:

- MODERN SEMI DETACHED HOME
- CLOSE TO CANAL WALKS
- GROUND FLOOR WC
- VERY WELL PRESENTED
- BUILT IN KITCHEN APPLIANCES
- OFF ROAD PARKING
- GREAT REAR GARDEN
- 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.

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