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5 Cantley Close
Runcorn
WA7 2YH
2 Bed Semi Detached Bungalow

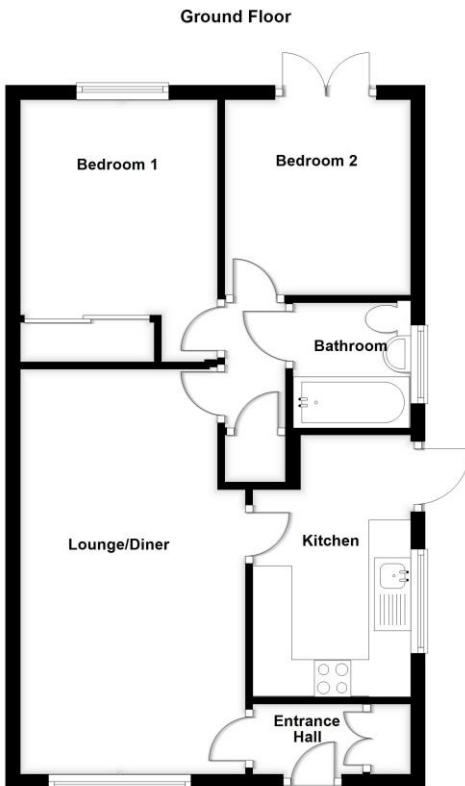
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£165,000
Viewing Advised



5 Cantley Close, Beechwood, Runcorn, Cheshire, WA7 2YH

MODERN SEMI DETACHED BUNGALOW - POPULAR AREA - CHAIN FREE - CUL DE SAC POSITION This TWO bedroom semi detached bungalow is located within the Clifton Park development, a popular and established area which is accessed off Beechwood Avenue. Brought to the market with NO CHAIN DELAY this popular design of bungalow stands within a small cul de sac whilst being of a manageable size, being arranged over one level makes this excellent property ideal for first time buyers and down sizers alike. Consisting of entrance vestibule with storage, lounge dining room, kitchen, two bedrooms and a bathroom. Externally, the property has off road parking to the front whilst the rear garden is a reasonable size, has a paved patio and enjoys a west facing aspect. Internal viewing is recommended for this property to be fully appreciated. 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. 11/07/2024 16:51:20 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to entrance hallway, single panel radiator, single power point, coved ceiling, built in storage cupboard.

Lounge/Dining Room 18' 3" x 10' 4 maximum" (5.56m x 3.15m)

PVC double glazed window to front elevation, double panel radiator, three double and one single power points, electric fire standing on decorative hearth and surround, coved ceiling.



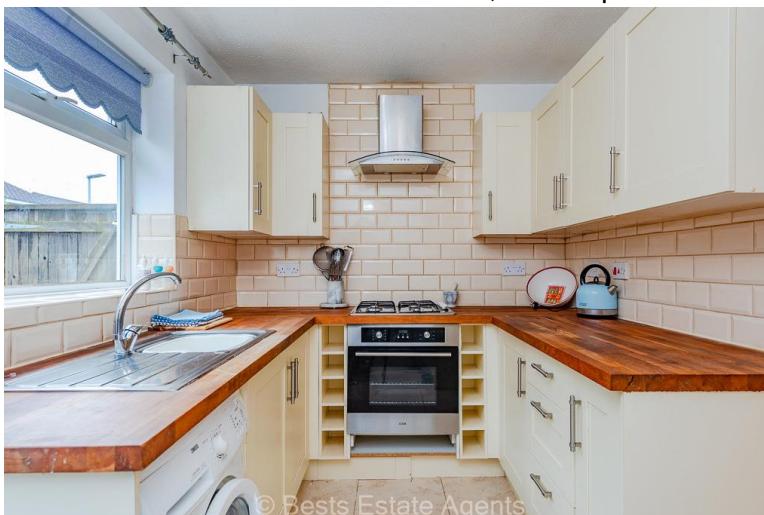
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Kitchen 11' 5" x 7' 1 maximum" (3.48m x 2.16m)

Having a range of fitted base and wall units with Butchers block style working surfaces, single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, splash back tiling, tiled floor, PVC double glazed window and entrance door to side elevation, double panel radiator, two single and three double power points.



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Inner Hallway

Access to loft, single power point, built in storage cupboard.

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

PVC double glazed window to rear elevation, single panel radiator, one double power point, built in wardrobes with mirror fronted sliding doors.

Bedroom Two Rear 8' 9" x 8' 11" (2.66m x 2.72m)

PVC double glazed French doors to rear elevation, coved ceiling, single panel radiator, two double power points.



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Bathroom

Low level WC, pedestal wash hand basin, panel bath with fitted glass shower screen and electric shower over, splash back tiling, double panel radiator, PVC double glazed window to side elevation.

Externally

Property forms part of a small Cul de sac on the popular Clifton Park estate being fronted by a paved driveway and laid lawn garden with perimeter hedgerows whilst to the rear there is a sunny enclosed reasonable sized garden with paved patio and raised laid lawn.



Useful Information About This Property:

- NO CHAIN
- CUL DE SAC POSITION
- WEST FACING ASPECT TO REAR
- MODERN KITCHEN
- POPULAR AREA
- PVC DOUBLE GLAZING
- FREEHOLD TENURE
- 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.