

bp5045



44 Abbotts Close
Higher Runcorn
WA7 4UZ
2 Bed Detached Bungalow with
Garage & Conservatory

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

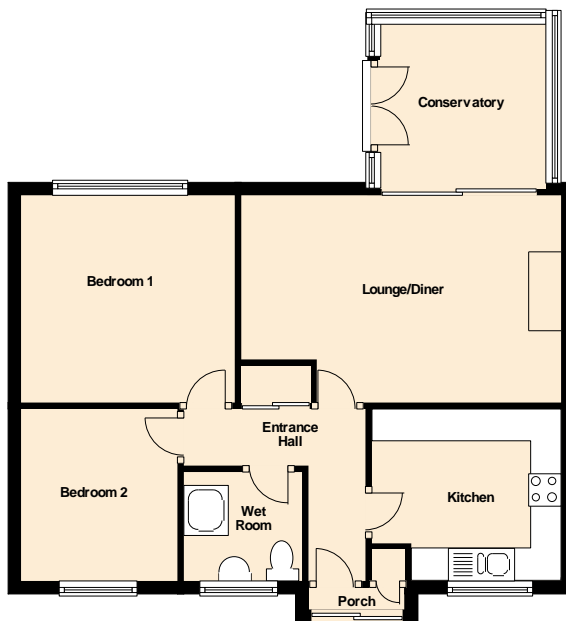
**Offers in Excess
£160,000 No Chain**



44 Abbotts Close, Runcorn, Cheshire, WA7 4UZ

SOUGHT AFTER HIGHER RUNCORN LOCATION - DETACHED BUNGALOW WITH CONSERVATORY Located in a small cul de sac along Oxford Road which is a highly sought after and well established area of Higher Runcorn. Standing in an elevated position this two bedroom detached bungalow is brought to the market with NO CHAIN DELAY and is presented to clean and pleasing standards throughout. Benefiting from a PVC double glazed conservatory to the rear along with a modern kitchen with integrated appliances and a fully tiled purpose built wet room. Gas central heating and PVC double glazing are both installed within the property which briefly comprises of: Entrance porch, welcoming hallway, lounge diner with conservatory off, kitchen, two bedrooms and a converted wet room. Externally the property is fronted by a paved driveway which gives access to a detached garage whilst to the rear a fully enclosed garden can be found which enjoys a fair degree of privacy and enjoys a southerly aspect. EPC:TBC

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.

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The property comprises in more detail as follows;

Entrance

PVC double glazed sliding patio doors open to small entrance porch, double power point, PVC double glazed front door opens to : Central hallway with all main rooms off, loft access, single power point, single panel radiator, built-in mirror fronted double cupboard providing storage for cloaks and insulated hot water cylinder.

Lounge/Dining Room 16' 2" x 10' 6" (4.92m x 3.20m)

Feature fire surround housing a coal effect living flame gas fire, double panel radiator, PVC sliding patio door to rear elevation, one double two single power points.



Conservatory 8' 5" x 8' 4" (2.56m x 2.54m)

PVC double glazed units, ceramic tiled flooring two double power points, PVC double glazed French doors to side elevation.

**Kitchen 9' 8" x 8' 8" (2.94m x 2.64m)**

Having a range of base and wall units comprising: One half bowl stainless steel sink, high neck mixer tap over, four burner gas hob, filter hood above, built-in high line electric oven, integrated fridge/freezer & washing machine, three double power points, splash back tiling, tiled flooring. Concealed wall mounted gas central heating boiler, PVC double glazed window to front elevation.

**Bedroom One Rear 11' 0" x 10' 8" (3.35m x 3.25m)**

Having a range of built-in bedroom furniture, single panel radiator, PVC double glazed window to rear elevation, two single power points.

**Bedroom Two Front 8' 8" x 8' 0" (2.64m x 2.44m)**

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

**Shower Room**

A dedicated fully tiled wet room comprising: Electric shower, wash hand basin, low level WC, single panel radiator, PVC double glazed window to front elevation.

**Externally**

The property occupies an elevated cul-de-sac position fronted by an extensive paved pathway. Off road parking leads to a detached garage with up-over door. To the rear

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there is an enclosed lawned garden and paved patio area, well screened by evergreen hedgerows.

Directions

Leave Runcorn via Greenway road and continue through the traffic lights taking the second turning left into Oxford Road. Abbots Close can be found someway up on the left hand side.

Useful Information About This Property:

- ELEVATED PLOT
- HIGHER RUNCORN LOCATION
- NO ONWARD CHAIN
- DETACHED GARGE
- PVC DOUBLE GLAZED CONSERVATORY
- GAS CENTRAL HEATING
- DEDICATED WET ROOM
- Council Tax Band: B

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