

bp5261



6 Latham Avenue  
Runcorn  
WA7 5DS  
3 Bed Semi Detached House

Offers in the Region  
Of £150,000

Independent Family Owned Estate Agents  
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## 6 Latham Avenue, Runcorn, Cheshire, WA7 5DS

\*MATURE THREE BEDROOM SEMI DETACHED HOME WITH AMPLE SCOPE\* This traditional family home stands in a convenient position with Schooling and amenities just minutes away. Brought to the market with NO CHAIN DELAY and offering buyers the chance to apply their own stamp this well proportioned traditional property consists of: entrance hall, lounge, dining/morning room with kitchen off to the ground floor whilst



three bedrooms and a family bathroom with separate WC complete the first floor. Externally the property is fronted by a driveway whilst the rear garden is not directly overlooked and enjoys a southerly aspect. 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](http://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. 12/04/2023 14:18:31 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance**

Canopied entrance, front door opens to : Hallway, original coved ceiling, under stair storage cupboard, single power point.

### **Lounge 12' 0" x 11' 10" (3.65m x 3.60m)**

Double glazed window to front elevation, Living flame coal effect gas fire, three single, one double power points, original coved ceiling.

### **Morning Room 10' 4" x 5' 9" (3.15m x 1.75m)**

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Double glazed window to side elevation, one single power point, built in under stairs cupboard with double glazed window to side elevation.

### Dining Room 12' 4" x 10' 4" (3.76m x 3.15m)



Double glazed sliding patio doors to rear elevation, three single, one double power points, coved ceiling, three bar Radiant gas fire.

### Kitchen 13' 8" x 8' 9" (4.16m x 2.66m)

Having a range of base and wall units comprising: One half bowl stainless steel sink, high neck mixer tap over, gas cooker point, plumbing and drainage for automatic washing machine, concealed wall mounted gas central heating boiler, single panel radiator. PVC



double glazed windows to side and rear elevations, entrance door to side elevation, four single three double power points, fully tiled walls.

### First Floor Landing

Stairs from hall to first floor, access to loft, PVC double glazed window to side elevation, single power point.

### Bedroom One Front 12' 5" x 10' 11" (3.78m x 3.32m)

Double glazed window to front elevation, single power point.

### Bedroom Two Rear 10' 6" x 10' 6" (3.20m x 3.20m)

Double glazed window to rear elevation, single power point, built in wardrobes.

### Bedroom Three Front 7' 0" x 6' 10" (2.13m x 2.08m)

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Double glazed window to front elevation, single power point.

### **Bathroom**

Fully tiled walls, panel bath, mixer shower attachment over, wash hand basin, double



glazed window to side elevation, built in airing cupboard housing insulated hot water cylinder, single panel radiator. Separate low level WC, fully tiled wall double glazed window to side elevation.

### **Externally**

The property stands in Latham Avenue and is fronted by a mature garden and off-road parking. to the rear there is a fully enclosed garden which is not directly overlooked.

### **Useful Information About This Property:**

- CONVENIENT LOCATION
- SCOPE TO APPLY YOUR OWN STAMP
- WELL PROPORTIONED
- NOT OVERLOOKED TO REAR
- OFF ROAD PARKING
- CLOSE TO SCHOOLING
- NO ONWARD CHAIN
- 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.