

bp5346



23 Fenwick Lane
Runcorn
WA7 5YU
4 Bed Terraced House

£99,500

Viewing Advised

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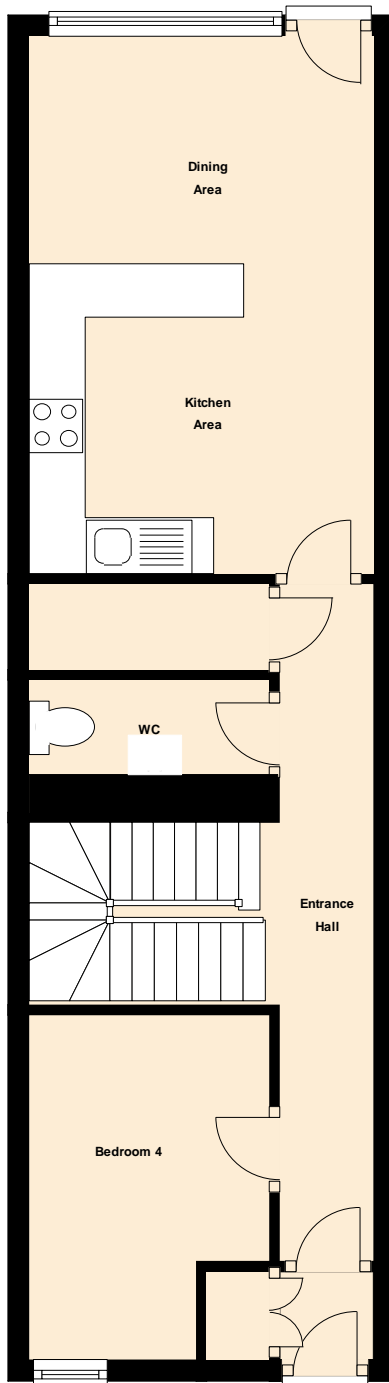


23 Fenwick Lane, Halton Lodge, Runcorn, Cheshire, WA7 5YU

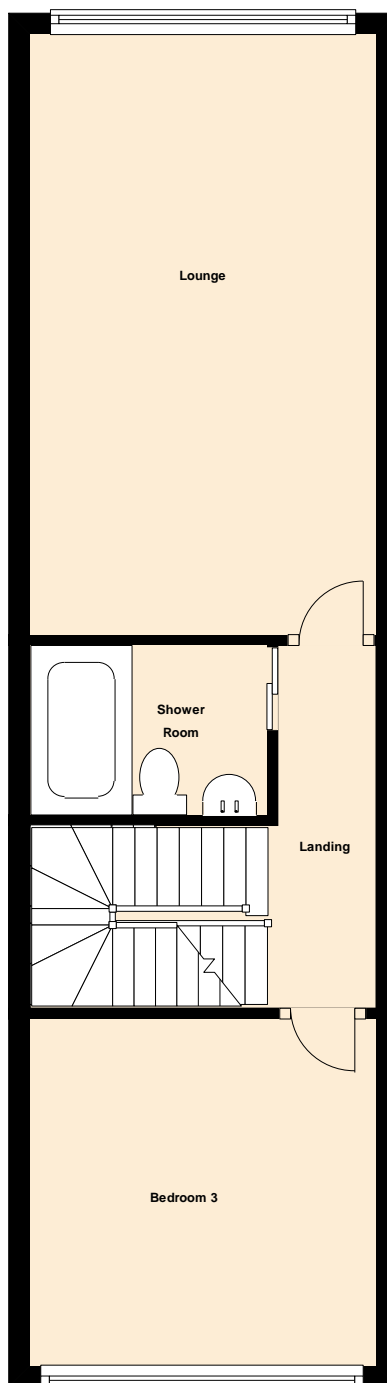
EXCELLENT BUY TO LET OPPORTUNITY - SIZABLE FOUR BEDROOM TERRACE

This FOUR bedroom mid terrace home is arranged over three floors offering excellent sized accommodation making it a perfect family home or buy to let investment purchase. The local area is minutes away from a wealth of amenities including shops, doctors and schooling for all ages. Briefly consisting of entrance hall with WC, bedroom and kitchen diner to the ground floor. A great size lounge, double bedroom and a shower room can be found at first floor level whilst two further bedrooms and a family bathroom complete the second floor. Off road parking is provided to the front of the property whilst a fully paved garden can be found to the rear. EPC: C(73)

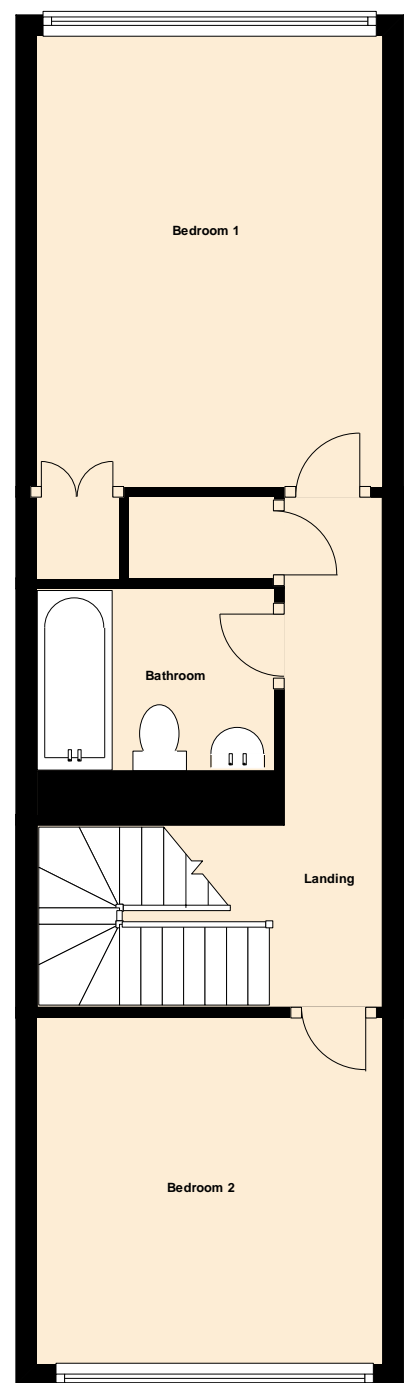
Ground Floor



First Floor



Second Floor



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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. 05/10/2023 15:21:10 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Front door opens to entrance hall, built in meters and services cupboard along with wall mounted combination gas central heating boiler, built in storage cupboard with plumbing and drainage for automatic washing machine, double panel radiator, one single power point.

Ground Floor Cloaks

Low level WC, wash hand basin, tiled floor.

Kitchen/Dining Area 16' 5" x 10' 7" (5.00m x 3.22m)

Kitchen area has a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, in set four ring electric hob with electric oven beneath, splash back tiling, two single one double power points, double panel radiator. Dining area - Double power point, PVC double glazed window and entrance door to rear elevation.



Ground Floor Bedroom Four Front 10' 10" x 7' 3" (3.30m x 2.21m)

Single panel radiator, wood effect laminate flooring, PVC double glazed window to front elevation, one double power point.

First Floor Landing

Stairs from hall to first floor landing, single panel radiator.

Lounge 17' 7" x 10' 8" (5.36m x 3.25m)

Wood effect laminate flooring, PVC double glazed window to rear elevation, single panel radiator, fitted picture rail, one double one single power points, telephone extension point.



Bedroom Two Front 10' 11" x 10' 9" (3.32m x 3.27m)

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator, one double power point, fitted ceiling fan.

First Floor Shower Room

Low level WC, wash hand basin with waterfall style mixer tap over, oversized walk in fully tiled shower enclosure with mixer shower attachment, waterfall style shower head

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and additional shower wand, chrome effect heated towel rail, fitted extractor fan, fully tiled walls, wood effect laminate flooring.

second floor landing

Stairs from first floor landing to second floor landing, fitted skylight, single power point, built in storage cupboard.

Bedroom Two Front 10' 11" x 10' 9" (3.32m x 3.27m)

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

Bedroom Four Rear 13' 4" x 10' 9" (4.06m x 3.27m)

PVC double glazed window to rear elevation, built in storage cupboard, single panel radiator, one double power point.

Family Bathroom

Low level WC, pedestal wash hand basin, panel bath with mixer shower over, single panel radiator, wood effect laminate flooring, fitted extractor fan.



Externally

Property is fronted by a tarmac driveway providing off road parking whilst to the rear there is a fully enclosed garden with paved patio area.

Useful Information About This Property:

- SPACIOUS FAMILY HOME
- EXCELLENT BUY TO LET OPPORTUNITY
- FOUR GOOD SIZE BEDROOMS
- OFF ROAD PARKING
- AMPLE AMENITIES CLOSE BY
- COMBINATION GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- Council Tax Band: A

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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