

bp5374



16 Adlington Road
Runcorn
WA7 6NE
3 Bed Detached Bungalow

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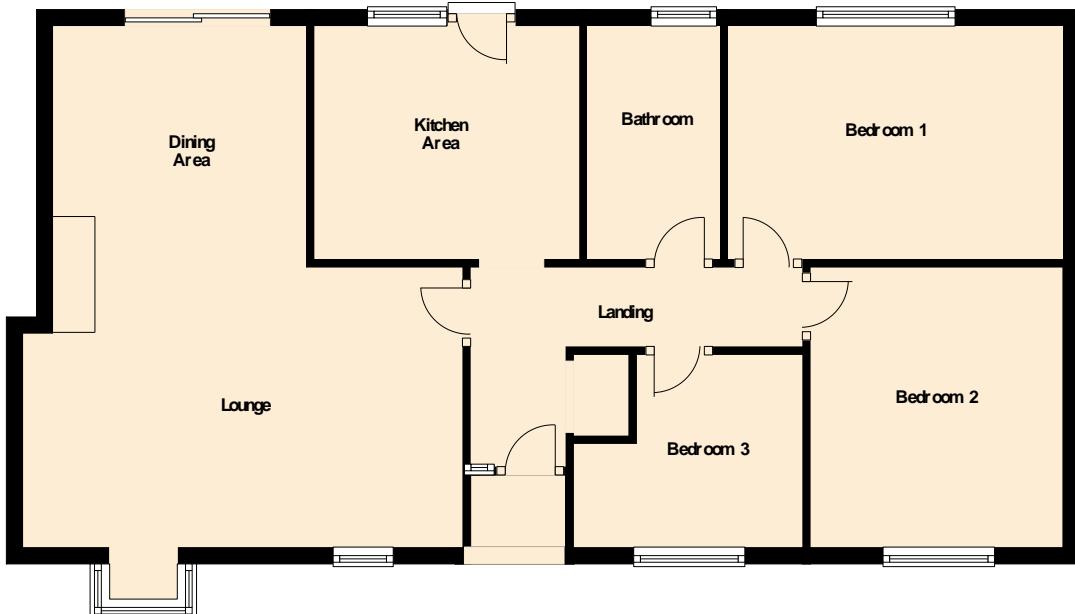
Offers in the Region
Of £150,000



16 Adlington Road, Runcorn, Cheshire, WA7 6NE

CASH PURCHASE OPPORTUNITY* This THREE bedroom detached bungalow offers CASH PURCHASERS an excellent opportunity to secure a property which boasts an attractive price tag with potential to implement a scheme of refurbishment and create a home finished to a specification chosen by them. Located within the popular and convenient Norton area of Runcorn which has excellent road and rail connections along with scenic walks along the toe paths of the Bridgewater canal just minutes away. The original layout provides three bedrooms, good sized lounge dining room, kitchen and bathroom. This well proportioned bungalow stands in a slightly elevated position within a larger than average plot fronted by an artificial lawn garden with block paved driveway providing ample parking which leads to a detached single garage. The rear garden is not

Ground Floor



directly overlooked and has great potential. Please see property details.

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;

PLEASE NOTE

ALL SIZES ARE APPROX. Complete remedial works are required due to a localist burst pipe.

**Lounge/Dining Room
16' 7" x 19' 9 maximum"
(5.05m x 6.02m)**

Two PVC double glazed windows to front elevation and PVC double glazed sliding patio doors to rear elevation.



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Kitchen Area 10' 5" x 9' 2" (3.17m x 2.79m)

PVC double glazed window and composite double glazed front door to rear elevation.



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Bedroom One Rear 13' 1" x 9' 2" (3.98m x 2.79m)

PVC double glazed window to rear elevation.

Bedroom Two Front 10' 5" x 9' 10" (3.17m x 2.99m)

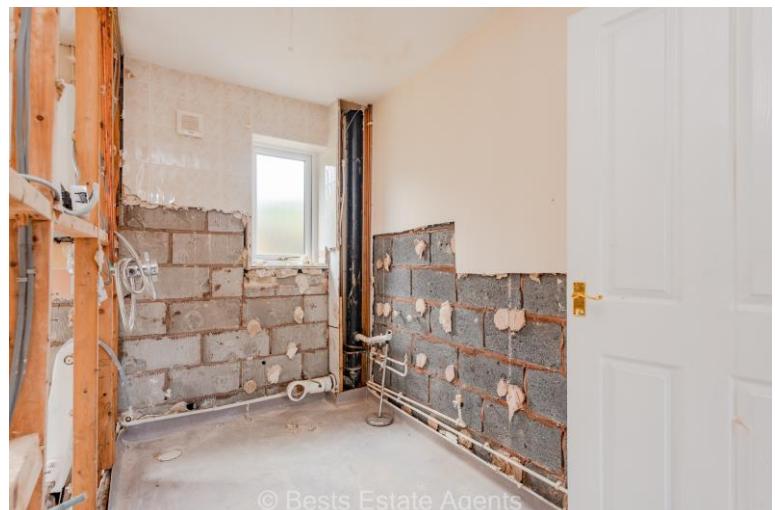
PVC double glazed window to front elevation.

Bedroom Three Front 7' 2" x 8' 11 maximum" (2.18m x 2.72m)

PVC double glazed window to front elevation.

Bathroom 9' 3" x 5' 4" (2.82m x 1.62m)

PVC double glazed window to rear elevation.



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Externally

Detached garage, off road parking, gardens front & rear.



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Useful Information About This Property:

- CASH BUYERS ONLY
- NO CHAIN
- CUL DE SAC POSITION
- DETACHED GARAGE
- OFF ROAD PARKING
- MODERNISATION REQUIRED
- NON MORTGAGE BUYERS ONLY
- Council Tax Band: D

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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.