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77 Sycamore Road  
Runcorn  
WA7 5LE  
3 Bed Terraced House

Offers in the Region Of  
£110,000

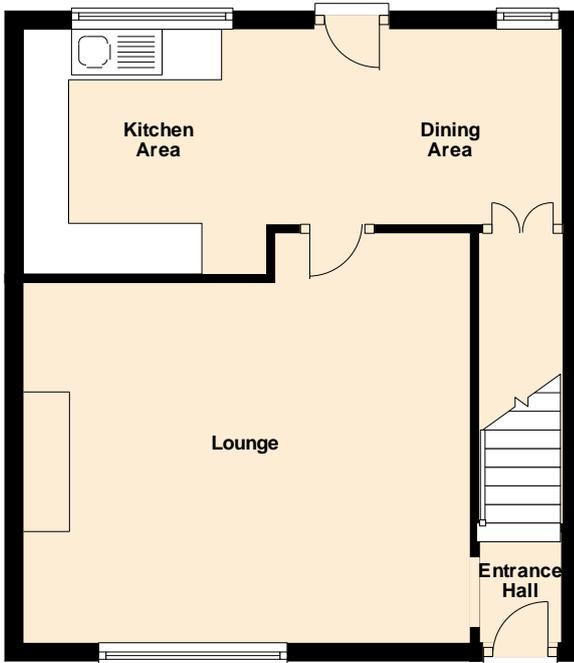
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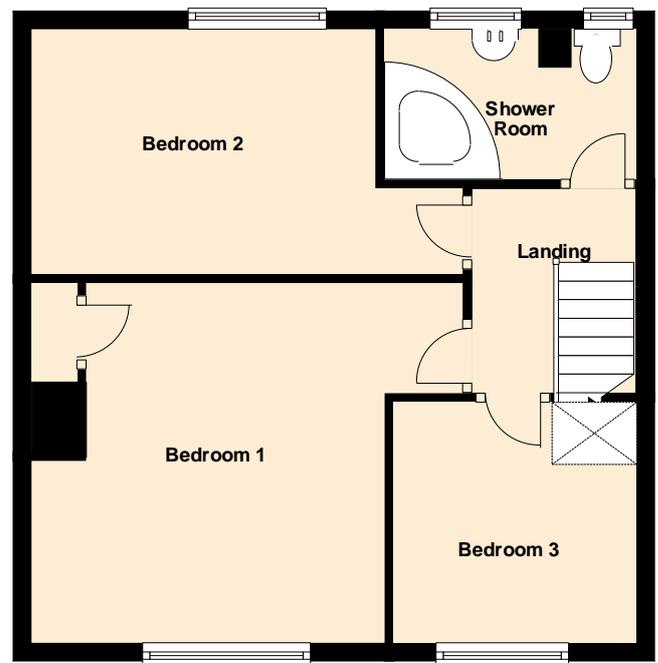
## 77 Sycamore Road, Runcorn, Cheshire, WA7 5LE

\*HUGE POTENTIAL - GREAT SIZED FAMILY HOME\* Located within the popular Town Hall estate stands this THREE bedroom mid row property. Being centrally located within town with schooling for all ages and ample every day amenities just minutes away by foot makes this a conveniently placed property for those with growing families. The spacious layout consists of entrance hall, lounge and kitchen dining room to the ground floor whilst three good sized bedrooms and a shower room can be found at first floor level. Externally a lawn garden fronts the property whilst the rear garden offers ample potential being an excellent size and not being directly overlooked. EPC:C(77)

Ground Floor



First 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](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. 23/11/2023 11:35:21 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

### Entrance Hallway

Canopied entrance, PVC double glazed front door opens to hallway, meters and services cupboard.

### Lounge 15' 11" x 14' 10 maximum" (4.85m x 4.52m)

PVC double glazed window to front elevation, double panel radiator, coved ceiling, electric fire on decorative surround with extending side plinth's, three double power points.



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**Kitchen/Dining Room 19' 4" x 8' 9 in kitchen area" narrowing to 6'10 (5.89m x 2.66m)**

Kitchen area has a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, tiled floor, four double power points, PVC double glazed window to rear elevation. Dining area- single panel radiator, tiled floor, wall mounted combination gas central heating boiler, PVC double glazed entrance door to rear elevation, window to rear elevation, under stairs storage cupboard.



**First Floor Landing**

Stairs from hall to first floor landing, access to loft.

**Bedroom One Front 13' 5 maximum" x 13' 3" (4.09m x 4.04m)**

PVC double glazed window to front elevation, single panel radiator, built in storage cupboard, two double power points.

**Bedroom Two Rear 15' 4" x 8' 9" (4.67m x 2.66m)**

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



**Bedroom Three Front 8' 11" x 8' 10" (2.72m x 2.69m)**

Single panel radiator, PVC double glazed window to front elevation, one double power point.

**Shower Room**

Low level WC, pedestal wash hand basin, oversized walk in shower enclosure with mixer shower attachment, splashback tiling, single panel radiator, two PVC double glazed windows to rear elevation.

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### Externally

Property is fronted by a laid lawn garden whilst to the rear there is an excellent sized fully enclosed garden with paved patio area, laid lawn and useful brick built stores all of which is not directly overlooked.



### Useful Information About This Property:

- NO CHAIN
- EXCELLENT SIZE
- LARGE REAR GARDEN
- CLOSE TO SCHOOLING
- EVERYDAY AMENITIES WITHIN WALKING DISTANCE
- POPULAR AREA
- CENTRAL LOCATION
- 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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