

bp5283



27 Adlington Road
Norton, Runcorn
WA7 6ND
3 Bed Semi Detached House

£170,000

Viewing Advised

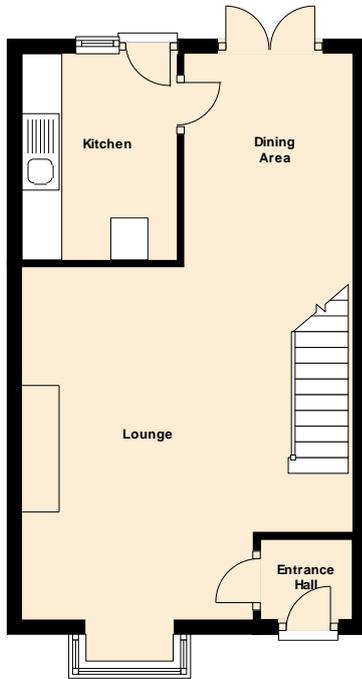
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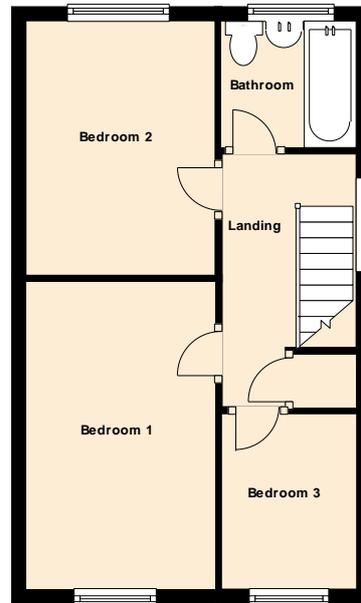
27 Adlington Road, Runcorn, WA7 6ND

THREE BED SEMI IN A POPULAR ESTABLISHED AREA WITH REALISTIC PRICE TAG This THREE bedroom semi detached property is located within the ever popular Norton area of Runcorn and is brought to the market with a realistic price tag making an excellent first or second time buy. Having an modern open plan design which consists of: entrance vestibule, lounge through dining room with kitchen off. At first floor level three bedrooms and a family bathroom can be found. Externally, a lawn garden and block paved driveway fronts the property whilst the rear garden has a large block paved patio and lawn garden which has a fairly private aspect. EPC:TBC

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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 26/05/2023 14:05:51 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Canopied entrance with recently installed Composite front door opens to : Entrance hall, wood effect laminate flooring,

Lounge 15' 8" x 14' 8" (4.77m x 4.47m)

PVC double glazed bay window to front elevation, double panel radiator, decorative fire surround, wood effect laminate flooring, one single, one double power points, telephone extension point.

Dining area 9' 7" x 7' 5" (2.92m x 2.26m)

Single panel radiator, wood effect laminate flooring, two single power points. PVC double glazed French doors open to rear elevation.



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Kitchen 9' 7" x 6' 11" (2.92m x 2.11m)

Having fitted base and wall units comprising: Single drainer stainless steel sink, high neck mixer tap over, gas cooker point, filter hood, plumbing and drainage for automatic washing machine, two double, one single power points, tile effect laminated flooring, single panel radiator, entrance door to rear elevation, PVC double glazed window to rear elevation.



First Floor Landing

Stairs from lounge to first floor, PVC double glazed window to side elevation, single power point, loft access, built in storage cupboard housing wall mounted combi gas central heating boiler.

Bedroom One Front 13' 8" x 8' 6" (4.16m x 2.59m)

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



Bedroom Two Rear 11' 3" x 8' 6" (3.43m x 2.59m)

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

Bedroom Three Front 7' 9" x 5' 11" (2.36m x 1.80m)

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

Bathroom

White suite with low level WC, wash hand basin, panel bath with shower over, splash back tiling, PVC double glazed window to rear elevation.



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Externally

The property is fronted by a block paved drive and lawned garden. To the rear there is a fully enclosed garden with block paved patio area and raised lawn garden. All of which enjoys a pleasant aspect.



Useful Information About This Property:

- EXCELLENT FIRST HOME
- REALISTICALLY PRICED
- POPULAR NORTON AREA
- OFF ROAD PARKING
- OPEN PLAN DESIGN
- RECENTLY INSTALLED COMBI BOILER
- GOOD SIZED REAR GARDEN
- Council Tax Band: C

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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