

bp4969



106 Calvers
Runcorn
WA7 2EW
Excellent 4 Bed Terraced House

£130,000

Viewing Advised

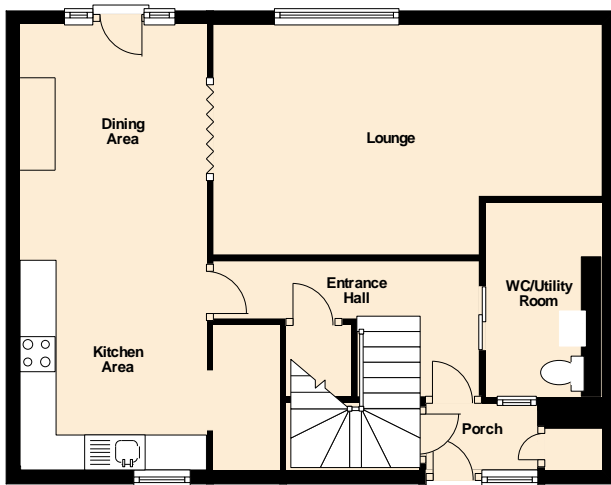
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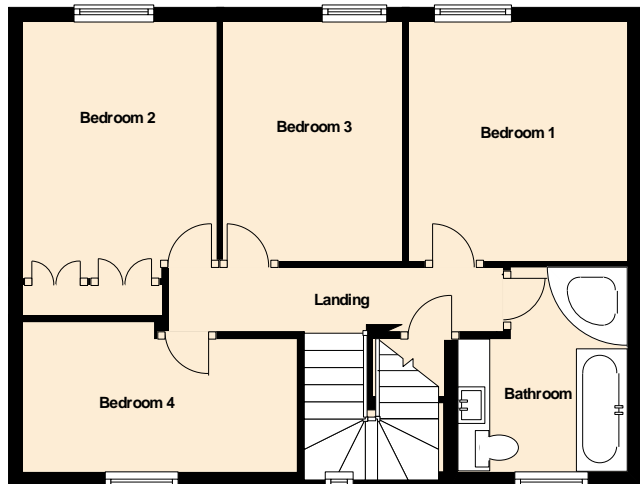
106 Calvers, Runcorn, Cheshire, WA7 2EW

* FOUR GREAT SIZE BEDROOMS - IMMACULATELY PRESENTED - CENTRAL LOCATION* This FOUR bedroom mid terrace property is brought to the market presented to exemplary standards throughout and is sure to impress those who view. The current owners have implemented a number of improvements during their ownership including a NEW ROOF, Stunning four piece bathroom suite which has a contemporary quality finish, replacement PVC double glazing and updated combination gas central heating boiler. This well cherished family home offers excellent spacious accommodation which would be perfectly suited to those with growing families having four good size bedrooms and a ground floor WC/utility room. The property stands in a small Cul De Sac position being fronted by ample communal parking whilst the low maintenance rear garden offer great space and has the advantage of not being overlooked. Overall a spacious, very well presented home which should be viewed to be fully appreciated. 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. 15/04/2021 18:49:06 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed entrance door opens to: Entrance porch with tiled floor, meter services cupboard, additional storage cupboard, PVC double glazed window to front elevation, glazed panel door opens to : Hallway, wood effect laminated flooring, single panel radiator, large built in storage cupboard.

Ground Floor Cloaks

Low level WC, wash hand basin, vanity storage below, mixer tap over, window to porch, plumbing and drainage for automatic washing machine, double power point.



Lounge 18' 1" x 11' 1" max (5.51m x 3.38m)

PVC double glazed window to rear elevation, double panel radiator, three double power points, telephone extension point.

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Kitchen/Diner 20' 10" x 8' 9" (6.35m x 2.66m)

Kitchen area has a range of fitted base and wall units comprising: Single drainer acrylic style sink, high neck mixer tap over, four burn gas hob, electric oven beneath filter hood above, plumbing and drainage for dishwasher, splash back tiling, three double, one single power points, space for American style fridge/freezer,. Wood effect laminate flooring, built in useful larder cupboard. Dining area: Double panel radiator, fitted picture rail, PVC double glazed entrance door to rear elevation, double power point. Electric convector fire standing on decorative hearth and back, gas point, wood effect laminate flooring.

**First Floor Landing**

Stairs from hall to first floor landing, PVC double glazed window to front elevation, single power point, built in storage cupboard housing recently installed combination gas central heating boiler.

Bedroom One Rear 11' 2" x 9' 10" (3.40m x 2.99m)

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

**Bedroom Two rear 11' 9" x 9' 0" (3.58m x 2.74m)**

PVC double glazed window to rear elevation, wood effect laminate flooring, single panel radiator, built in wardrobes, double power point.

**Bedroom Three Rear 11' 3" x 8' 1" (3.43m x 2.46m)**

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

**Bedroom Four Front 12' 4" x 6' 11" max (3.76m x 2.11m)**

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

Bathroom

An impressive recently updated room having a superior quality finish comprising: Fully tiled walk in corner shower enclosure with mixer shower and over sized waterfall shower head, fitted extractor, free standing contemporary style bath, waterfall style mixer tap over, low level WC, wash hand basin, waterfall style tap over, vanity storage and

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draws beneath, fitted LED wall mirror, fully tiled walls, mini ceiling down lighters, chrome effect heated towel rail, flooring? PVC double glazed window to front elevation.



Externally

The property is fronted by a forecourt style garden for ease of maintenance. To the rear there is an enclosed very reasonable sized garden with paved patio area's and lawned garden. All of which enjoys a very pleasant private aspect not being overlooked.



Directions

Leave Runcorn via Delph Bridge turning left into Halton Road. At the T junction turn left and continue through the traffic lights onto Halton Brow. Take the first turn right into the Calvers and follow the numbered signs.

Useful Information About This Property:

- FOUR GOOD SIZE BEDROOMS
- IMMACULATELY PRESENTED HOME
- RECENT QUALITY FOUR PIECE BATHROOM WITH WALK IN SHOWER
- HIGH GLOSS KITCHEN
- NOT OVERLOOKED TO REAR
- IDEAL FAMILY HOME
- CLOSE TO AMENITIES AND MERSEY GATEWAY
- Council Tax Band: B

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