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288 The Glen
Palacefields Runcorn
WA7 2TF
3 Bed End Terraced House

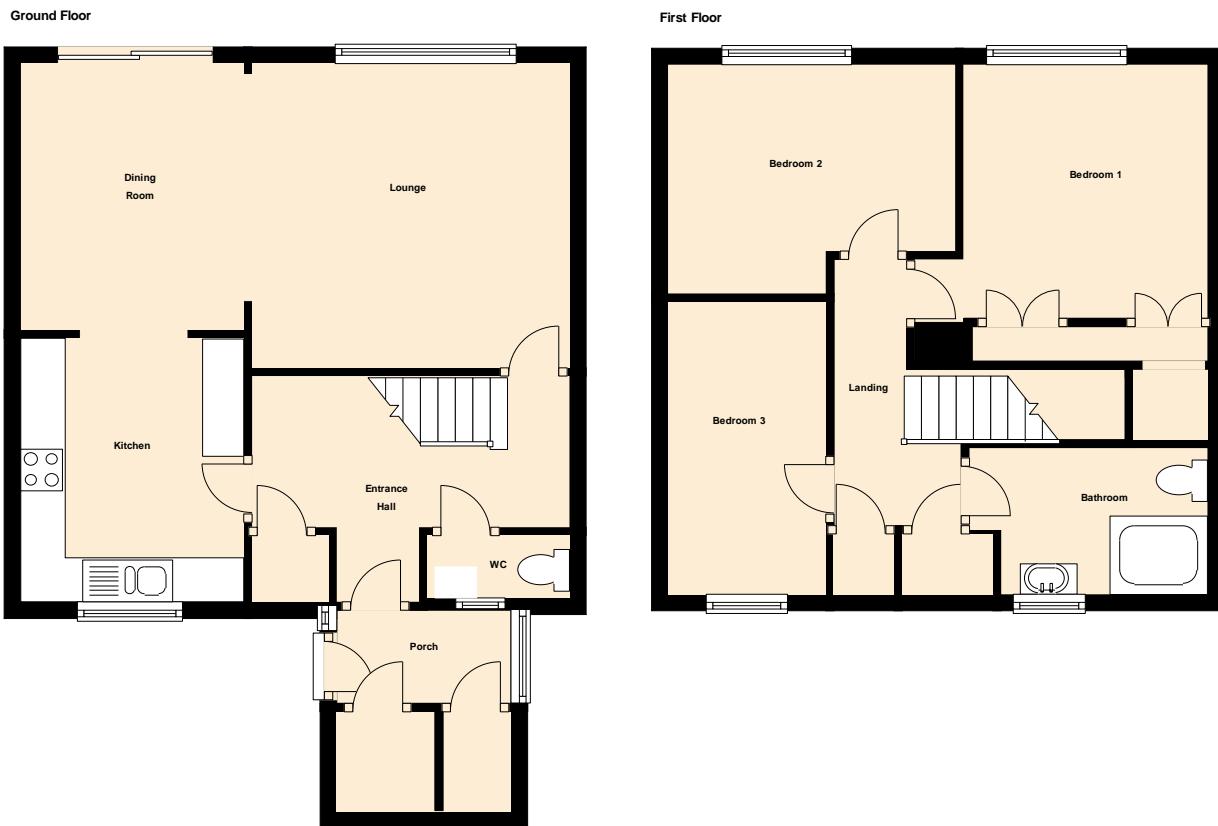
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£95,000
Viewing Advised



288 The Glen, Palacefields, Runcorn, Cheshire, WA7 2TF

VERY WELL PRESENTED FAMILY HOME - This THREE bedroom end of terrace property is of appeal to first time buyers and investors alike. Situated in the popular Palacefields area of Runcorn and offering well proportioned living accommodation which is presented to pleasing standards throughout. A modern recently updated quality shower room has been installed within the property which also has the advantage of PVC double glazing and combination gas central heating. The property is fronted by a low maintenance garden having a block paved pathway and artificial grass whilst a reasonable sized rear garden with wood deck patio area can be found to the rear. Briefly the property consists of: Porch with useful storage area, entrance hall with W.C, Lounge, Dining room and separate kitchen to the ground floor whilst three bedrooms and a shower room complete the first floor. EPC: C(69)



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. 12/01/2021 20:28:37 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Recently installed double glazed Composite front door opens to : Porch, PVC double glazed window to side elevation, two built-in storage cupboards, PVC double glazed front door opens to : Hallway, wood effect laminate flooring, fitted da-do rail, coved ceiling, fitted wall lights, single panel radiator, one double power point. Built-in storage cupboard with meter services.

Ground Floor Cloaks

Low level WC, modern wash hand basin with mixer tap, splash back tiling, single panel radiator. PVC double glazed window to front elevation, tiled flooring.

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Lounge 12' 6" x 12' 4" (3.81m x 3.76m)

Wood effect laminate flooring, coved ceiling, tall Contemporary style single panel radiator, PVC double glazed window to rear elevation, two double, one single power points.

**Dining Room 10' 7" x 8' 10" (3.22m x 2.69m)**

Wood effect laminate flooring, PVC double glazed sliding patio door to rear elevation, coved ceiling, double panel radiator, one single power point.

Kitchen 10' 5" x 8' 9" (3.17m x 2.66m)

Having a range of base and wall units comprising: One & half bowl single drainer Porcelain sink with high neck mixer taps over, four burner gas hob, electric oven beneath, filter hood above, splash back tiling, fitted mini down lighter, tiled effect laminate flooring, plumbing and drainage for automatic washing machine, two double power points, under counter lighting. PVC double glazed window to front elevation.

**First Floor Landing**

Stairs from hall to first floor landing, loft access with pull down ladder, two built-in storage cupboards one housing a combination gas central heating boiler.

Bedroom One Rear 12' 5"max x 11' 11" max(3.78m x 3.63m)

PVC double glazed window to rear elevation, single panel radiator, coved ceiling, two double, one single power points. Built-in wardrobes with dressing table.

**Bedroom Two Rear 11' 6"max x 9' 9" max (3.50m x 2.97m)**

PVC double glazed window to rear elevation, single panel radiator, two double power points one having USB charging ports.

**Bedroom Three Front 11' 6" x 6' 3" (3.50m x 1.90m)**

PVC double glazed window to front elevation, single panel radiator, two double power points one having USB charging ports.



Shower Room

A recently updated modern room comprising: Low level WC, contemporary style circular sink, mixer tap over, vanity storage beneath, tiling to two walls. Over sized walk-in shower enclosure, mixer shower attachment, waterfall style head and mixer shower wand, fitted extractor fan, fitted mini ceiling downlighters, chrome effect heated towel rail, tiled flooring. PVC double glazed window to front elevation.



Externally

The property is fronted by an enclosed forecourt style garden themed for ease of maintenance with block paved pathway and artificial grass. To the rear there is an enclosed garden with extensive wood decked patio area and lawned garden area. Included in the sale is a garden shed.



Directions

Leave Runcorn town centre via A533 expressway and follow signs for Northwich, after passing the signs for Shopping City take the turn marked Palacefields, turn left at the traffic lights and take the 2nd left into the Glen and the property can be found in the 2nd cul de sac on the left.

Useful Information About This Property:

- IDEAL FIRST HOME
- WELL PROPORTIONED
- VERY WELL PRESENTED
- COMBINATION GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- POPULAR RESIDENTIAL AREA
- GARDENS FRONT AND REAR
- Council Tax Band: A

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