

bp4991



102 Langdale Road
Runcorn
WA7 5PR
Extended 2 Bed Detached House

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£180,000

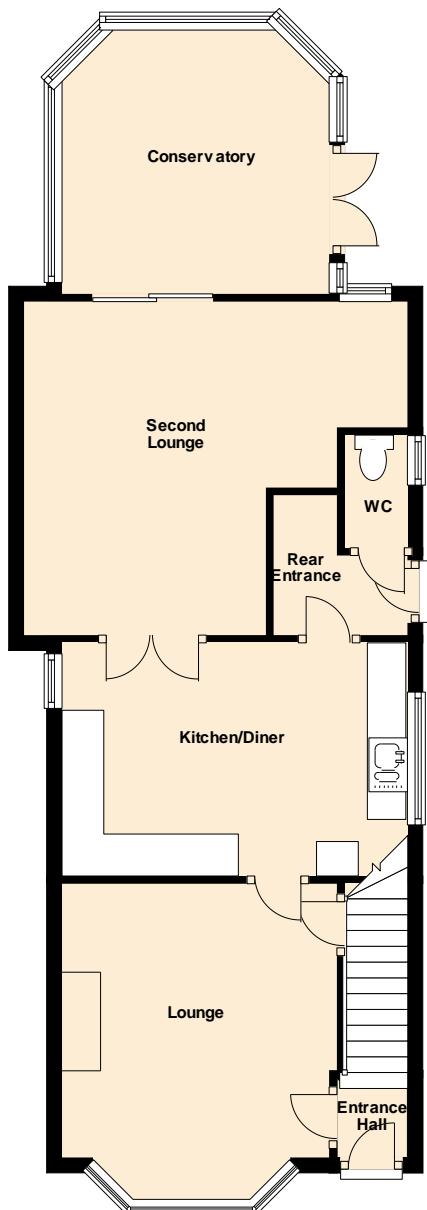
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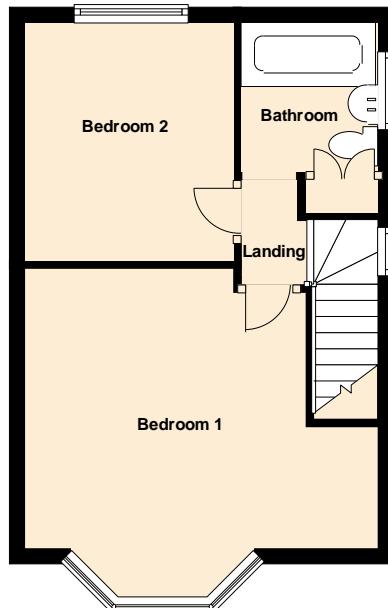
102 Langdale Road, Runcorn, Cheshire, WA7 5PR

EXTENDED DETACHED HOME Bests Estate Agents are pleased to bring this two bedroom detached property to the market. Located a sought after residential area with highly regarded schooling close by and just minutes away from Heath Park and Runcorn Old Town. The property has been well maintained by the current occupiers and has the benefit of having a full width single story extension to the rear which has created a good size second lounge and ground floor WC. This mature detached property offers accommodation of great proportions and briefly consists of: entrance hall, formal lounge with bay window, great size kitchen, ground floor WC, an additional reception room currently arranged as a second lounge and a PVC double glazed conservatory is also installed. To the first floor viewers will find two double bedrooms and a modern shower room. Externally, the property is themed for ease of maintenance having a paved frontage providing off road parking whilst the fully paved rear garden enjoys a fairly private aspect and has the benefit of southerly 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

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The property comprises in more detail as follows;

Entrance

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Glazed panel front door opens to: Hallway, wood effect laminate flooring, double power point, meter services cupboard.

Lounge 13' 6" x 11' 11" (4.11m x 3.63m)

Double glazed bay window to front elevation, wood effect laminate flooring, electric convector fire standing on decorative hearth and back, fitted dado rail, exposed beams, under stairs storage cupboard, double panel radiator, two double power points.



Kitchen/Diner 14' 11" x 9' 11" (4.54m x 3.02m)

Having a range of base and wall units comprising: One half bowl stainless steel sink with high neck mixer tap over, electric cooker point, partial tiled floor, wood effect laminate flooring, double panel radiator, tiled walls, five double power points, PVC double glazed windows to side elevation plus further double glazed window to side elevation, telephone extension point. exposed beams. Glazed panel rear entrance door gives access to rear porch, tiled floor, single panel radiator, plumbing and drainage for automatic washing machine, fully tiled walls, double power point, access to loft.



Ground Floor Cloaks

Low level WC, tiled floor, fully tiled walls, wall mounted gas central heating boiler, double glazed window to side elevation.

Second Lounge 13' 6" x 16' 7" max (4.11m x 5.05m)

An L shaped room having wood effect laminate flooring, electric convector fire standing on decorative hearth and back, exposed beams, dado rail, double panel radiator, four double power points, fitted wall lights, double glazed window to rear elevation. PVC double glazed tilt-slid patio door open to conservatory.



Conservatory 11' 2" x 10' 10" (3.40m x 3.30m)

PVC double glazed units with French doors to side elevation, tiled flooring, fitted wall lights, three double power points.



First Floor Landing

Stairs from hall to first floor landing, double glazed window to side elevation, loft access.

Bedroom One Front 14' 0" into bay window x 15' 0" (4.26m x 4.57m)

Double glazed bay window to front elevation, double panel radiator, two double power points.



Bedroom Two Rear 10' 0" x 9' 1" (3.05m x 2.77m)

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



Shower Room

A fully tiled room having an over sized fully tiled walk in shower enclosure, wall mounted electric shower, low level WC, wash hand basin, mixer tap over, vanity storage beneath. Built in airing cupboard housing insulated hot water cylinder, double glazed window to side elevation, single panel radiator, tile effect laminate flooring.

Externally

The property in a commanding position towards the top of Langdale Rd fronted by an extensive paved drive way providing off road parking. Whilst to the rear there is a fully enclosed garden themed for ease of maintenance, extensive



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paved patio area's all of which is not directly over looked and enjoys a fair degree of afternoon sun weather permitting.



Directions

Leave Runcorn town via Delph Bridge and continue into Heath Road. Continue across the mini roundabout and take the first right into Langdale Road. The property can be found on the left hand side.



Useful Information About This Property:

- DETACHED HOME IN POPULAR LOCATION
- EXTENDED TO REAR
- OFF ROAD PARKING
- SOUTHERLY ASPECT TO THE REAR
- CLOSE TO HIGHLY REGARDED SCHOOLING
- TWO DOUBLE BEDROOMS
- CLOSE TO AMENITIES
- 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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