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21 The Glen
Palacefields, Runcorn
WA7 2TA
3 Bed Terraced House

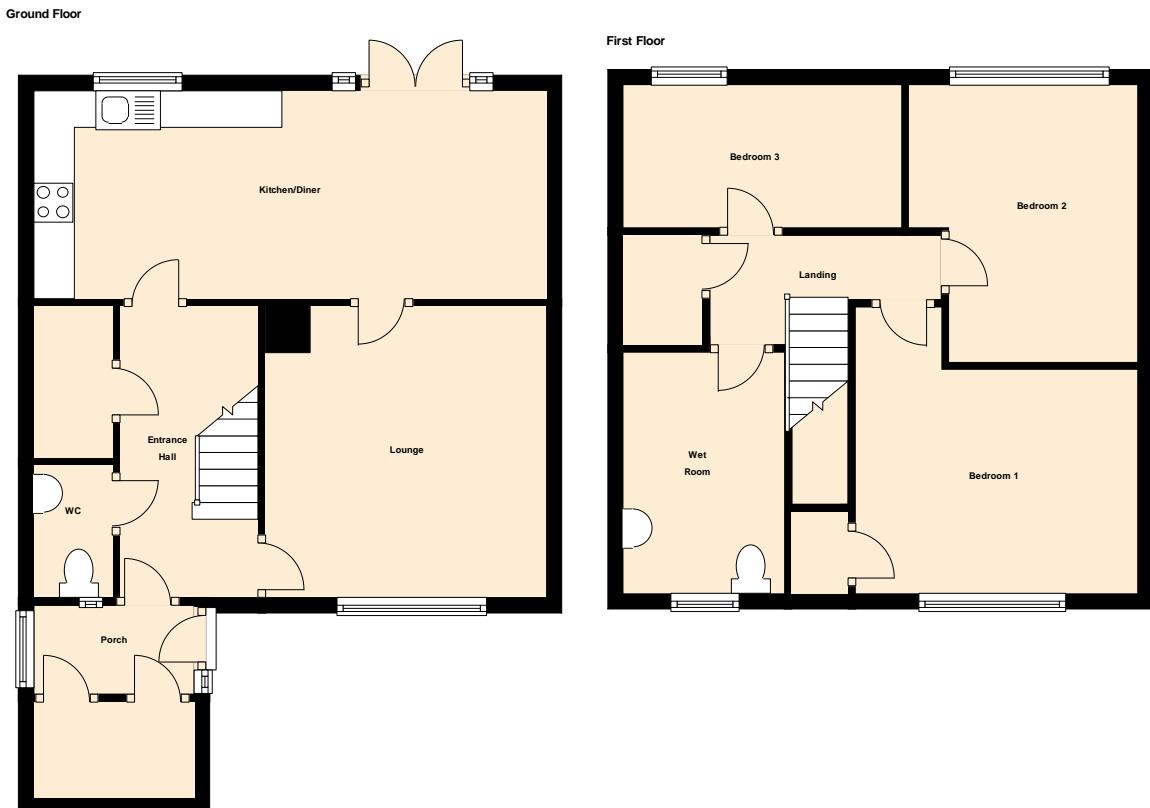
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Offers in Excess of
£90,000



21 The Glen, Palacefields, Runcorn, Cheshire, WA7 2TA

IDEAL FIRST HOME OR INVESTMENT PURCHASE - NO CHAIN * This THREE bedroom Mid terrace property offers well proportioned accommodation boasting three reasonable size bedrooms and ample storage throughout. Located centrally within Runcorn in a popular residential area which is well served by amenities. This mid terrace property is brought to the market with no chain delay and offers scope for applying your own stamp. Double glazing is installed throughout the property which briefly consists of entrance porch with storage, hallway with WC, lounge, dining and kitchen area to the ground floor whilst three good sized bedrooms and a wet room complete the first floor. The property is fronted by a forecourt style garden whilst to the rear there is a fully enclosed garden with paved patio areas and separate rear access.



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. 14/03/2024 15:38:05 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, PVC double glazed window to side elevation, double power point, useful built in storage area.

Hallway

Glazed panel door opens to hallway, built in storage cupboard, one single power point.

Ground Floor Cloaks

Low level WC, wash hand basin, window to front elevation.

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

PVC double glazed window to front elevation, fitted dado rail, two single power points.

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Kitchen/Diner 21' 7" x 8' 9" (6.57m x 2.66m)

Kitchen area has a range of fitted base and wall units comprising twin bowl sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, three single one double power points, plumbing and drainage for automatic washing machine, splash back tiling, PVC double glazed window to rear elevation. Dining area - PVC double glazed French doors to rear elevation, one single power point.



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First Floor Landing

Stairs from hall to first floor landing, access to loft, built in storage cupboard with insulated hot water cylinder.

Bedroom One Front 11' 11 maximum" x 12' 6" (3.63m x 3.81m)

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

Bedroom Two Rear 11' 8" x 9' 8" (3.55m x 2.94m)

Wood effect laminate flooring, PVC double glazed window to rear elevation, two single power points, single panel radiator.



Bedroom Three Rear 11' 9" x 6' 5" (3.58m x 1.95m)

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

Wet Room

A fully tiled room with low level WC, wash hand basin and wet room shower area with wall mounted shower, single panel radiator, fitted extractor fan, PVC double glazed window to front elevation.



Externally

The property is fronted by a forecourt style garden whilst to the rear there is a fully enclosed garden with paved patio areas and separate rear access.

Useful Information About This Property:

- WELL PROPORTIONED HOME
- POPULAR AREA
- PVC DOUBLE GLAZING
- OFFER SCOPE
- GROUND FLOOR WC
- NO CHAIN
- EPC:TBC
- 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.