

bp5132



28 Waterloo Road
Runcorn
WA7 1JU
3 Bed Terraced House

Offers in the Region
Of £110,000

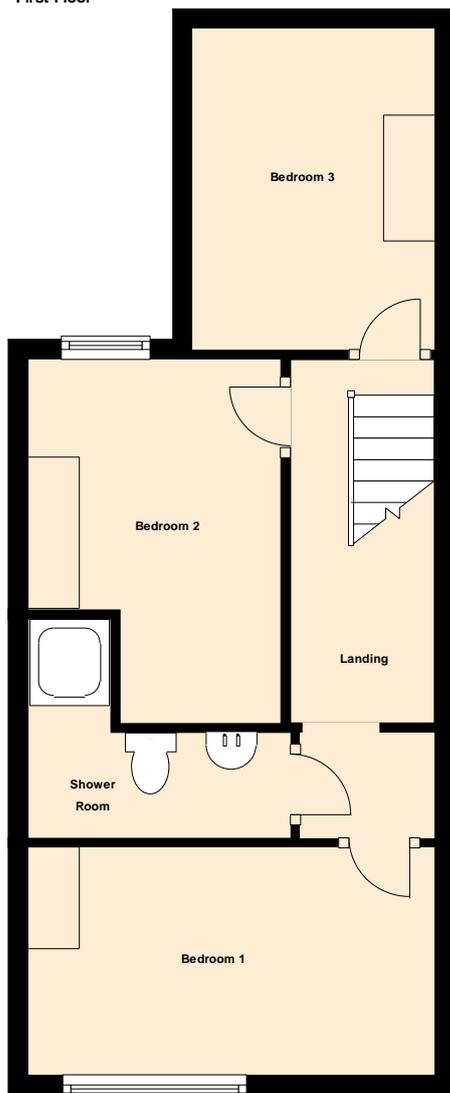
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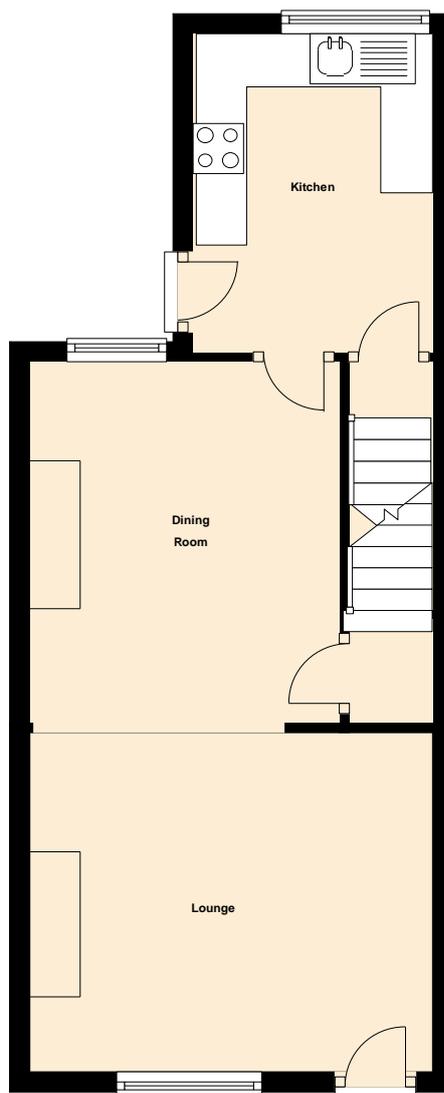
28 Waterloo Road, Runcorn, Cheshire, WA7 1JU

* NO CHAIN - PERFECT FIRST HOME OR INVESTMENT PURCHASE - OLD TOWN LOCATION* This THREE bedroom mid terrace property boasts a convenient and popular location with ample amenities within walking distance including Runcorn Railway Station. Brought to the market with the advantage on NO CHAIN DELAY this well presented home feature a MODERN HIGH GLOSS KITCHEN and modern shower room along with PVC double glazing and combination gas central heating. Consisting of a through lounge dining room with kitchen off and access to a useful cellar to the ground floor whilst three bedrooms and a shower room can be found at first floor level. Internal viewing is highly recommended EPC:D (61)

First Floor



Ground 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. 08/04/2022 20:39:25 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 lounge.

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Lounge 13' 1" x 11' 5" (3.98m x 3.48m)

PVC double glazed window to front elevation, wood effect laminate flooring, double panel radiator, three double power points, telephone extension point.

Dining Room 11' 10" x 10' 0" (3.60m x 3.05m)

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

Kitchen 10' 6" x 7' 10" (3.20m x 2.39m)

Having a range of high gloss base and wall units comprising: Single drainer stainless steel sink, mixer tap over, four ring electric hob, electric oven beneath, filter hood above, attractive splash back tiling, plumbing and drainage for automatic washing machine, five double, one single power points, Wood effect laminate flooring, concealed wall mounted combi gas central heating boiler, PVC double glazed window to rear elevation, double



glazed door to side elevation. Access to cellar

First Floor Landing

Stairs from dining room to first floor landing loft access, built-in linen cupboard, double power point.

Bedroom One Front 13' 1" max x 7' 8" (3.98m x 2.34m)

PVC double glazed window to front elevation, double panel radiator, three double power points. Ornate fire place.



Bedroom Two Rear 11' 10" max x 8' 2" max (3.60m x 2.49m)

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



points.

Bedroom Three Front 10' 8" x 7' 10" max (3.25m x 2.39m)

PVC double glazed window to front elevation, double panel radiator, three double power points, ornate fireplace.

Shower Room

Having a modern white suite comprising Pedestal wash hand basin, mixer tap over, low level WC, over sized walk-in shower enclosure, mixer shower attachment, mini ceiling



downlighters, extractor fan, chrome effect heated towel rail.

Externally

To the front of the property is a forecourt style garden. Whilst to the rear there is a fully paved yard with separate rear access.

Useful Information About This Property:

- WELL PRESENTED HOME
- MODERN HIGH GLOSS KITCHEN
- PVC DOUBLE GLAZING
- CONVENIENT LOCATION
- CLOSE TO RUNCORN RAILWAY STATION
- IDEAL FIRST HOME OR INVESTMENT
- USEFUL CELLAR
- Council Tax Band: B

MONEY LAUNDERING REGULATIONS

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