

bp5009



3 Ossett Close
Norton Runcorn
WA7 6SU
3 Bed Detached House with
Conservatory and Garage

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bestsof.uk

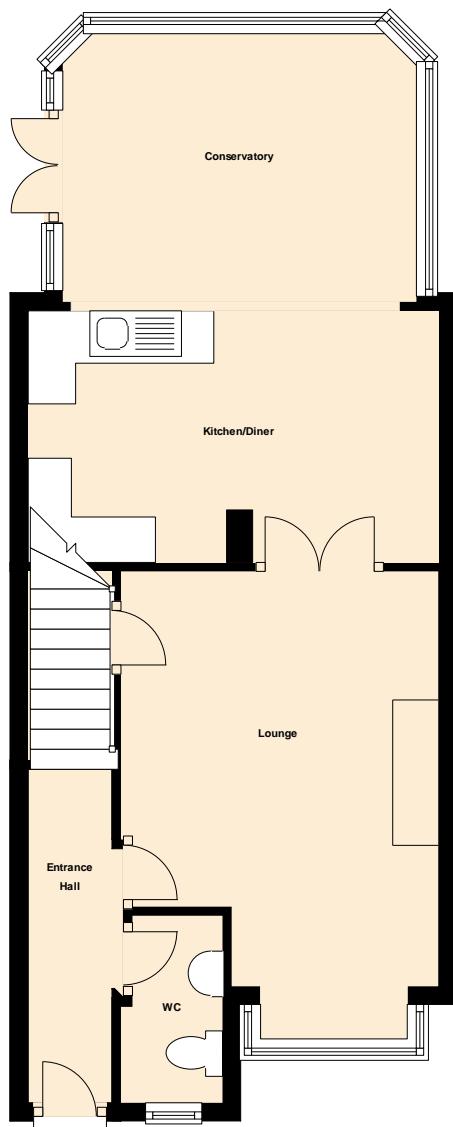
**Offers in the Region
Of £240,000**



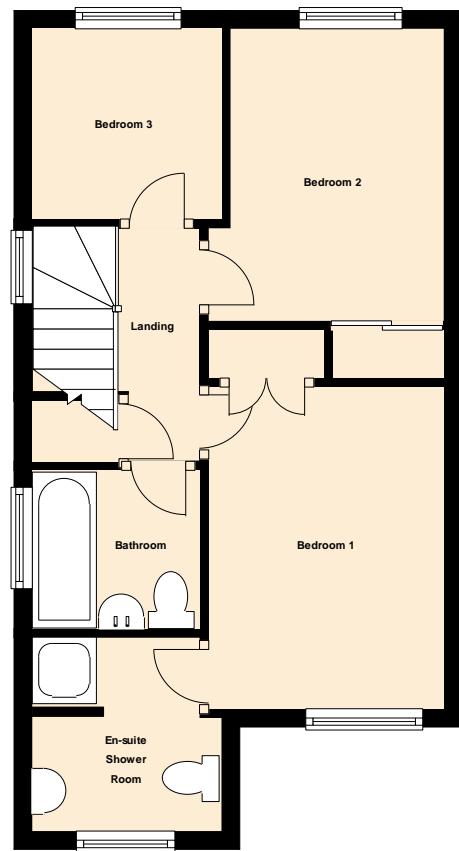
3 Ossett Close, Norton, Runcorn, Cheshire, WA7 6SU

Quaint detached home located within a small cul de sac on the ever popular Primrose Brook development in Norton. This very well cared for home has been improved in the way of a large conservatory to the rear benefitting from having a insulated and tiled roof creating a open plan kitchen, dining and living area to the rear. The Primrose Brook Estate sides the bridge water canal and offers excellent scenic walks and is just minutes away from Runcorn East Railway Station. Briefly consisting of: Entrance hall with WC, lounge, open plan kitchen dining and living area to the rear whilst at first floor level there are three bedrooms, the master of which has en suite shower rooms. Externally, the current owners have created low maintenance yet charming gardens which we are sure will impress. Off road parking and a detached single garage front the property. Overall a property worthy of closer inspection 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. 25/09/2021 09:43:32 The content of these sales details are the copyright of Bests Estate Agents.

Thinking Of Selling Your Property? No Sale No Fee – Call Now

The property comprises in more detail as follows;

Entrance

Canopied Oak entrance. Composite front door opens to: A welcoming hallway with wood effect laminate flooring, single panel radiator, coved ceiling, double power point, stairs to first floor.

Ground Floor Cloaks

Low level WC, wash hand basin, vanity storage beneath, mixer tap over, splash back tiling, PVC double glazed window to front elevation, single panel radiator.

Lounge

PVC double glazed window to front elevation, wood effect laminate flooring, coved ceiling, under stairs storage, double panel radiator with fitted window shutters, three double power points. decorative fire surround.

Kitchen/Dining Area 15' 0" x 9' 1" (4.57m x 2.77m)

Kitchen area having a range of base and wall units comprising: Single drainer acyclic style sink with high neck mixer tap over, splash back tiling, gas cooker point, wall mounted filter hood, plumbing and drainage for automatic washing machine, three double, one single power points, wood effect laminate flooring, integrated dish washer, concealed wall mounted gas central heating boiler, tall contemporary style radiator. Gas log burner stove style fire, mini ceiling down lighters.



Conservatory Area 12' 5" approx 9' 7" (3.78m x 2.92m)

PVC double glazed units with French doors to side elevation, insulated tiled roof, wood effect laminate flooring, three double power points.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, double power point, single panel radiator, built-in airing cupboard housing insulated hot water cylinder.



**Bedroom One front 11' 11" x 8' 7"
(3.63m x 2.61m)**

PVC double glazed window to front elevation, single panel radiator, built-in wardrobes, three double power points.

En-suite Shower Room

Low level WC, pedestal wash hand basin, mixer tap over, splash back tiling, shaver point, fully tiled walk-in shower enclosure with mixer shower attachment, PVC double glazed window to front elevation, chrome effect heated towel rail, fitted extractor fan.

**Bedroom Two Rear 9' 9" x 8' 7"
max(2.97m x 2.61m)**

PVC double glazed window to rear elevation, single panel radiator, built-in wardrobe with mirror fronted sliding doors, two double power points, coved ceiling.

**Bedroom Three Rear 6' 11" x 6' 11"
(2.11m x 2.11m)**

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

Bathroom

Having a white three piece suite comprising: low level WC, wash hand basin, mixer tap over, vanity storage beneath, panel bath, mixer tap with shower attachment, splash back tiling, PVC double glazed window to side elevation, single panel radiator, extractor fan.

Externally

The property occupies a cul de sac position, fronted by a tarmac driveway providing off road parking and leads to a detached single garage, power & light. To the rear there is a reasonable sized fully enclosed garden with multiple zoned paved area's and lawned garden area. a covered small seating area to the side of the conservatory giving access to the side of the property. All of which enjoys a very pleasant aspect.





Directions

From our High St office, leave Old town via Delph bridge, taking the 2nd turning left onto the A533 expressway. Continue to follow signs for Manor Park, turning left at the mini roundabout, at the 3rd roundabout turn left onto Windmill Hill Ave East. Take the 7th turning on the left into Plover Drive, Ossett Close can be found on the right hand side.

Useful Information About This Property:

- CUL DE SAC POSITION
- POPULAR AREA
- CONSERVATORY
- GARAGE & PARKING
- EN-SUITE TO MATER BEDROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- Council Tax Band: C

MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

Thinking Of Selling Your Property? No Sale No Fee – Call Now.

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.

Need A Mortgage?

Our friendly mortgage advisor Neal Hayes has a wealth of experience in the mortgage market. For a no obligation quote that could save you £££ call our office on:

01928 576368

facebook

 **Like!**

**To Stay Up
To Date Search
Bests Estate Agents**

Want To Know More Or Want A Viewing?

Sales lines open:

Monday to Friday
9:00am | 5:30pm
Saturday
9:30am | 2:00pm
After Hours Answer Phone