

bp5279



48 Needham Close  
Runcorn  
WA7 5SL  
3 Bed Semi Detached House

**£200,000**

**Viewing Advised**

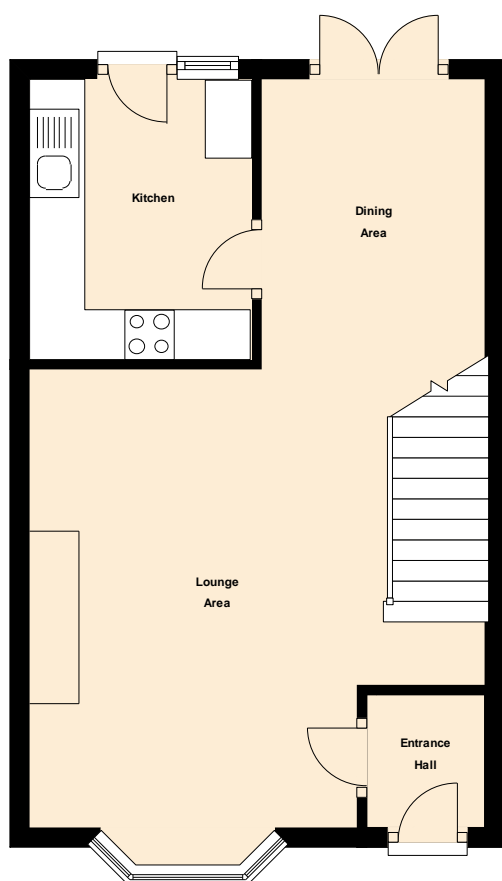
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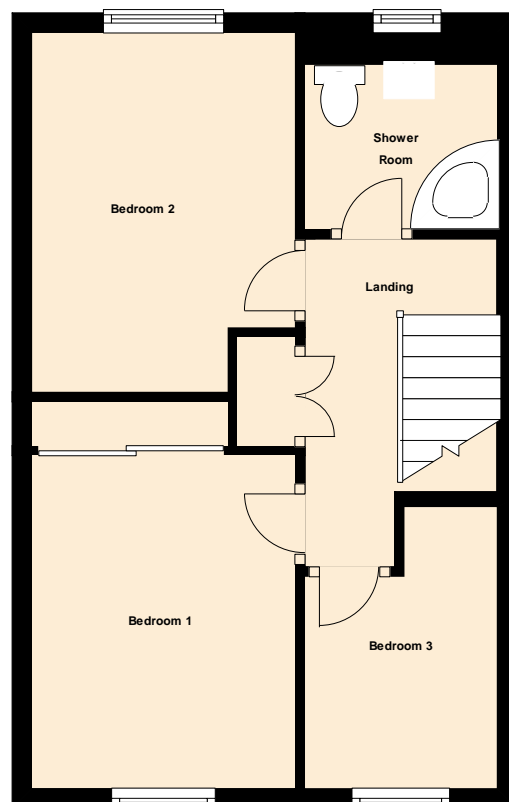
## 48 Needham Close, Runcorn, Cheshire, WA7 5SL

**\*BEAUTIFULLY PRESENTED THREE BED SEMI - EXCELLENT PLOT - SECLUDED PRIVATE POSITION\*** Having been occupied from new by the current owners this modern semi detached home stands in a cul de sac position with an excellent size plot which has ample parking and allows scope for future expansion subject to planning approvals. Needham Close is situated off Halton Road, a convenient location with amenities close by. This particular property has been maintained to an excellent standard throughout and also enjoys a west facing aspect to the rear meaning the larger than average garden makes the most of afternoon sunshine. Consisting of: entrance hall, open plan lounge dining with an updated, high gloss kitchen off whilst three bedrooms and a shower complete the first floor. 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](http://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. 15/05/2023 16:33:52 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### Entrance

PVC front door opens to: Entrance hall, wood effect laminate flooring, single panel radiator, da do rail, coved ceiling.

### Lounge Area 15' 3" x 10' 11" (4.64m x 3.32m)

PVC double glazed bay window to front, single panel radiator, da do rail, coved ceiling, Living flame gas fire standing on hearth and back, one double, three single power points.

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**Dining area 9' 8" x 7' 7" (2.94m x 2.31m)**

Wood effect laminate flooring, dado rail, coved ceiling, double panel radiator, two single power points, PVC double glazed French doors to rear elevation.



**Kitchen 9' 1" x 7' 2" (2.77m x 2.18m)**

Having a range of high gloss base and wall units comprising: Inset stainless steel sink, mixer taps over, four burner gas hob, electric oven below filter hood above, plumbing and drainage for automatic washing machine, concealed wall mounted combi gas central heating boiler, three single two double power points, single panel radiator, PVC double glazed window and entrance door to rear elevation.



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### First Floor Landing

Stairs from lounge to first floor, single panel radiator, dado rail, loft access, built in storage cupboard.

### Bedroom One Front 10' 10" x 8' 9" (3.30m x 2.66m)

PVC double glazed window to front, dado rail, single panel radiator, one double, one single power points, coved ceiling, built in wardrobes with sliding fronts,

### Bedroom Two Rear 11' 8" x 8' 9" (3.55m x 2.66m)

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



### Bedroom Three front 7' 5" x 6' 3" (2.26m x 1.90m)

PVC double glazed window to front, single panel radiator, one single power point

### Shower Room

Low level WC, wash hand basin, waterfall style mixer tap over, fully tiled walk in shower enclosure, wall mounted electric shower, PVC double glazed window to rear, extractor fan, chrome effect heated towel rail.



### Externally

The property occupies a secluded corner cul de sac position, to the front is a tarmac drive, lawn garden, well stocked border, the driveway leads to the side of the property for additional parking. To the rear there is a larger than average fully enclosed lawn garden, wood deck patio area.

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#### **Useful Information About This Property:**

- EXCELLENT CORNER PLOT
- PRESENTED TO EXEMPLARY STANDARDS
- BEAUTIFUL GARDENS
- AMPLE OFF ROAD PARKING
- MODERN KITCHEN
- CLOSE TO OLD TOWN
- PVC DOUBLE GLAZING
- COUNCIL TAX BAND: B

#### **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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