

bp5503



24 Farnley Close
Norton, Runcorn
WA7 6NN
Extended Two Bedroom Semi
Detached Bungalow

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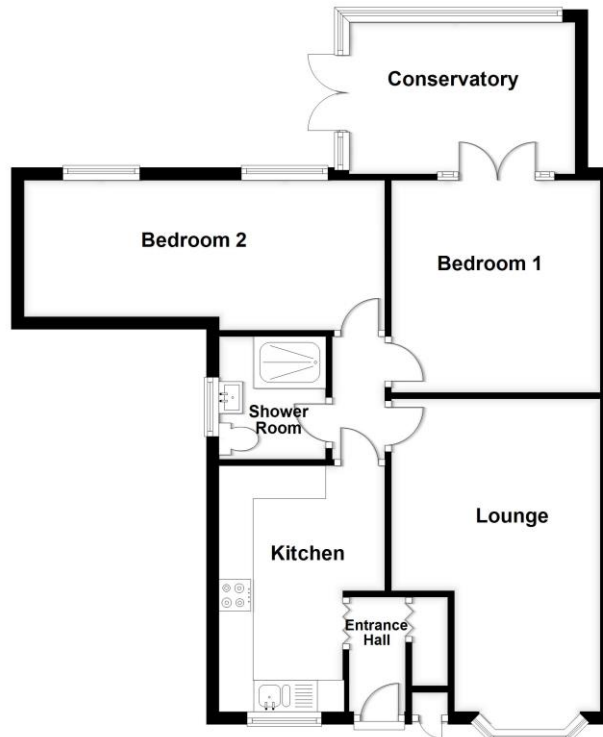
**Offers in Excess of
£169,950**



24 Farnley Close, Runcorn, Cheshire, WA7 6NN

EXTENDED TWO BEDROOM BUNGALOW - NORTON LOCATION - CUL DE SAC POSITION - NO CHAIN DELAY This competitively priced semi detached bungalow stands within the ever popular and highly regarded Norton area of Runcorn, an area which offers scenic canal side walks, ease of access to major road networks and has amenities and schooling close by. This particular property has been lovingly maintained throughout the years and benefits from having been extended plus the addition of a quality, PVC conservatory providing additional living accommodation. Consisting of an entrance hallway, kitchen, lounge, two bedrooms, conservatory and a modern shower room. Ample off road parking is provided to the front whilst the rear garden garden is of a reasonable size and enjoys a fair degree of privacy. EPC:TBC

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. 30/08/2024 14:50:33 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, tiled floor, single panel radiator, single power point, built in storage cupboard housing hot water cylinder.

Lounge 16' 2" x 10' 10 maximum" (4.92m x 3.30m)

PVC double glazed bay window to front elevation, double panel radiator, coved ceiling, four double power points, fitted wall lights.



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Kitchen 12' 7" x 8' 7 maximum" (3.83m x 2.61m)

Having a range of fitted base and wall units comprising of one and a half bowl stainless steel single drainer sink with high neck mixer tap over, in set electric hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, splashback tiling, concealed wall mounted gas central heating boiler, tiled floor, four double and one single power points, PVC double glazed window to front elevation.



Inner Hallway

Tiled floor, double power point, access to loft.

Bedroom One Rear 10' 9" x 10' 11" (3.27m x 3.32m)

Coved ceiling, double panel radiator, two double power points, PVC double glazed French doors open to conservatory.

Conservatory 11' 4" x 10' 7" (3.45m x 3.22m)

Having PVC double glazed units and thermal glass roof, double panel radiator, fitted wall lights, wood flooring, three double power points.



Bedroom Two Rear 18' 8" x 7' 9" (2.64m x 2.36m)

An extended room having two PVC double glazed windows to rear elevation, double panel radiator, coved ceiling, two single power points.

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Shower Room

A recently updated fully tiled room having WC, vanity wash hand basin with mixer tap over and storage beneath, large fully tiled shower area with wall mounted thermostatic shower, waterfall style shower head and additional shower wand, tiled floor, ornate style radiator, PVC double glazed window to side elevation, fitted extractor fan.



Externally

Property forms part of a pleasant cul de sac in the Norton area being fronted by a block paved driveway providing ample off road parking along with a laid lawn garden with mature perimeter hedgerow whilst to the rear there is a very reasonable sized fully enclosed garden with extensive paved patio, raised lawn and well stocked borders all of which enjoys a south west facing aspect, included in the sale is a useful timber shed.





Useful Information About This Property:

- EXTENDED
- MODERN SHOWER/WET ROOM
- CONSERVATORY
- POPULAR NORTON LOCATION
- FREEHOLD TENURE
- NO CHAIN DELAY
- CUL DE SAC POSITION
- 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.

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