



For Sale

£105,000



- Town House
- 2/3 Bedrooms
- Updated by Current Owner
- Tastefully Presented
- NO ONWARD CHAIN INVOLVED
- Fitted Kitchen/Bathroom
- Deceptively Spacious
- Ideal Buy to Let
- Ideal First Time Buyer Purchase
- PRICED TO SELL

Norton Hill
Windmill Hill, Runcorn, WA7 6QE

Property Description

! ATTENTION ALL FIRST TIME BUYERS, INVESTORS! Ashton & Grosvenor Independent Estate Agents are pleased to offer to the market place this very deceptively spacious two/three bedroom town house which has been much improved by the current owner offering tastefully decorated, fitted kitchen/bathroom, offering the full benefits of gas fired central heating, double glazing, enclosed garden area to the rear which in the agents opinion offers a great deal of privacy with pleasant outlook, off road parking, **NO ONWARD CHAIN INVOLVED, EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT,**

Location

Windmill Hill is a convenient location to live offering excellent accessibility to all the major Towns and Cities including Runcorn, Chester, Liverpool, Manchester and the area offers a local primary school with public house/co op shop/pharmacy.



Entrance Hall

Entrance via recessed porch, upvc door leading into entrance hall, cushioned flooring, stairs to the first floor, central heating radiator.

Lounge: 16.67' x 9.78' (5.08m x 2.98m)

Cushioned flooring, double glazed window to the rear elevation, central heating radiator.

Dining Room/bedroom: 12.43' x 9.74' (3.79m x 2.97m)

Cushioned flooring, central heating radiator, double glazed window to the front elevation.

Kitchen/breakfast Area: 16.67' x 9.06' (5.08m x 2.76m)

Modern style fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with drainer and mixer tap, gas cooker point, part tiled to walls, double glazed window to the rear elevation, central heating radiator, cushioned floor.

Rear Vestibule

Upvc door to the rear garden, under stairs store area.

Utility Room: 6.82' x 6.40' (2.08m x 1.95m)

Double glazed window to the front elevation, plumbing for washing machine, wall mounted Glow worm central heating boiler, cushioned flooring.

Bathroom

Fitted white bathroom suite comprising of panelled bath with fitted shower with hand held shower attachment and shower screen, pedestal wash hand basin with lever tap and splashback, low level w.c with top flush, cushioned flooring, heated towel rail, velux window.

Landing

Double glazed window to the rear elevation.

Bedroom 1: 13.68' x 9.81' (4.17m x 2.99m)

Double glazed window to the rear elevation, central heating radiator.

Bedroom 2: 9.91' x 9.02' (3.02m x 2.75m)

Double glazed window to the rear elevation, central heating radiator, built in cupboard

Externally

To the front of the property the small garden, hardstanding area is screened by timber fencing with steps leading to pathway gaining access to the front entrance door. The rear garden is enclosed by timber fencing with a pleasant outlook and comprises of flagged patio area with artificial grass section.

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Thinking of Selling

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Certificate Number :

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 |
| 69-80 | C | 73 | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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