

Your local property experts

Adams
residential sales



Mid Terrace Property

Three Bedrooms



En-suite Shower Room

Modern Interiors



Allocated Parking

Enclosed Rear Garden

Biggleswade Drive
Runcorn, WA7 1FY

**Offers in Excess of
£190,000**

Adams Estate Agents are delighted to bring to the market this recently built and beautifully presented three bedroom town house located within the new popular estate "The Meadows" in Sandymoor. Situated in a private position, the property offers spacious living throughout comprising:- entrance vestibule, lounge, kitchen/diner, downstairs WC, landing, master bedroom with en-suite, two further good sized bedrooms and a family bathroom. To the rear is a enclosed garden perfect for a small family. Carport parking available to the rear which is allocated to the property. The location in Sandymoor is the perfect choice for professionals and young families seeking high quality homes in a superb location. Early viewing advised.

Ground Floor

Entrance Hall

Front access door. Door to Downstairs WC and door open to:-

Lounge 15' 10" x 15' 7" (4.82m x 4.75m)

Wall mounted electric fire. Stairs to first floor. Under stairs storage cupboard. Central heating radiator. UPVC double glazed window to front. Open to:-



Kitchen/Dining Area 15' 10" x 9' 0" (4.82m x 2.74m)

Fitted with an attractive and modern range of base and wall units with work surfaces above. Inset stainless steel sink and drainer unit with mixer tap. Wall mounted 'combi' boiler housed in cupboard. Integrated fridge/freezer, dishwasher, washing machine. Integrated four ring gas hob with extractor fan hood over. Integrated eye level microwave and oven. Tiled flooring. Tiled splash backs. Central heating radiator. UPVC double glazed window to rear and UPVC french doors open to rear decking and garden.



www.michaeladams.co.uk
www.michaeladams.tv

12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@michaeladams.co.uk

54 High Street, Runcorn, WA7 1AW
T: 01928 574401 F: 01928 565235
E: runcorn@michaeladams.co.uk

53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055 F: 0151 420 5480
E: widnes@michaeladams.co.uk

Downstairs WC

Accessible from entrance hall. Comprising wall mounted hand wash basin and low level WC. Central heating radiator. UPVC double glazed obscured window to front.

First Floor

Landing

Airing cupboard. Loft access point.

Bedroom One 11' 2" x 9' 1" (3.41m x 2.78m)

Central heating radiator. UPVC double glazed window to rear. Door to:-



En-suite 9' 1" x 3' 11" (2.76m x 1.19m)

Comprising three piece white suite:- Large shower cubicle, pedestal hand wash basin and low level WC. Tiled throughout. Central heating radiator.



Bedroom Two 9' 8" x 8' 0" (2.94m x 2.45m)

Central heating radiator. UPVC double glazed window to front.



Bedroom Three 10' 11" x 7' 6" (3.34m x 2.29m)

Central heating radiator. UPVC double glazed window to front.



www.michaeladams.co.uk
www.michaeladams.tv

12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@michaeladams.co.uk

54 High Street, Runcorn, WA7 1AW
T: 01928 574401 F: 01928 565235
E: runcorn@michaeladams.co.uk

53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055 F: 0151 420 5480
E: widnes@michaeladams.co.uk

Bathroom 6' 4" x 6' 2" (1.94m x 1.87m)

Comprising three piece white suite:- panel bath, pedestal hand wash basin and Low Level WC. Tiled walls. Heated towel rail. UPVC double glazed obscured window to rear.



Externally

Gardens

To the front is a small laid to lawn garden with shrub and flower borders which is easy to maintain. To the rear, an enclosed garden is offered with gated access to parking at the rear. The garden is partially decked and laid to lawn, with paved path leading to the rear gate.



www.michaeladams.co.uk
www.michaeladams.tv

12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@michaeladams.co.uk

54 High Street, Runcorn, WA7 1AW
T: 01928 574401 F: 01928 565235
E: runcorn@michaeladams.co.uk

53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055 F: 0151 420 5480
E: widnes@michaeladams.co.uk

Parking

To the rear of the property, there is a private carport providing off road parking for one vehicle.



Viewing

By prior appointment only through our Runcorn Office. Tel. (01928) 574401.

Location

Head east on High St/B5155 towards Loch St and continue to follow B5155. The turn left onto the slip road to M56/Northwich/Warrington/Chester and merge onto Bridgewater Expy/A533. Continue to follow Bridgewater Expy and at the roundabout, take the second exit onto Daresbury Expy/A558. At the roundabout, take the third exit onto Pitts Heath Lane and then turn left into Wharford Lane. Biggleswade Drive can be found after a short distance on the left and is at the bottom of the street facing the open fields.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide only and all dimensions are approximate and are not to be used for room and furniture planning.



www.michaeladams.co.uk
www.michaeladams.tv

12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@michaeladams.co.uk

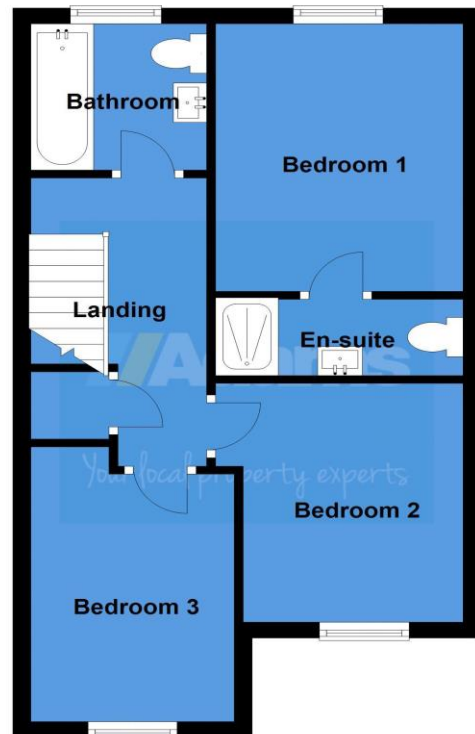
54 High Street, Runcorn, WA7 1AW
T: 01928 574401 F: 01928 565235
E: runcorn@michaeladams.co.uk

53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055 F: 0151 420 5480
E: widnes@michaeladams.co.uk

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		99
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



www.michaeladams.co.uk
www.michaeladams.tv

12-14 Walton Road, Stockton Heath, WA4 6NL
 T: 01925 398343
 E: s.heath@michaeladams.co.uk

54 High Street, Runcorn, WA7 1AW
 T: 01928 574401 F: 01928 565235
 E: runcorn@michaeladams.co.uk

53-55 Albert Road, Widnes, WA8 6JS
 T: 0151 420 4055 F: 0151 420 5480
 E: widnes@michaeladams.co.uk

Adams is a trading name of Michael C Adams Ltd

Registered office 53 Albert Road, Widnes, WA8 6JS

VAT Registration No. 582 2476 27

Registered in England No. 05232172