

bp5332



13 Stockham Lane
Halton Village Runcorn
WA7 2PS
4 Bed Semi Detached House

{prop_price_text}

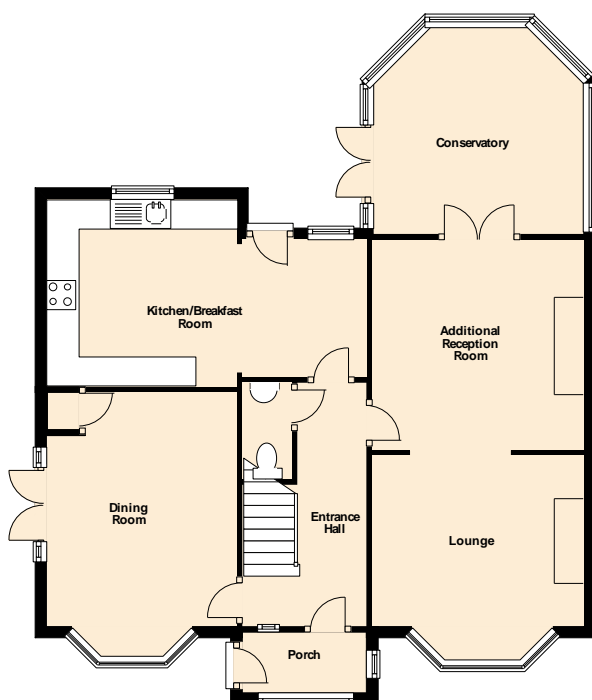
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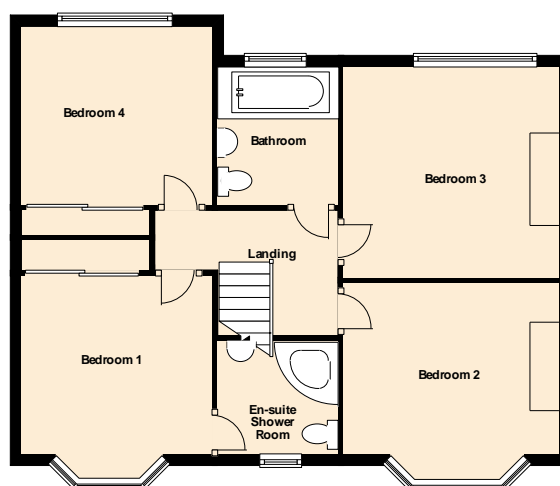
13 Stockham Lane, Halton, Runcorn, Cheshire, WA7 2PS

SIZABLE EXTENDED FAMILY HOME IN HALTON VILLAGE - FOUR DOUBLE BEDROOMS - SECLUDED POSITION This mature bay fronted home has been extended to create ample living accommodation. Standing in a secluded position along Stockham Lane within the historic and established Halton Village area of Runcorn, an area which has a wealth of amenities just seconds away. This mature family home gives potential buyers the opportunity to apply their own stamp to create their perfect home, benefiting from having a two-storey side extension expanding its footprint which now accommodates; entrance porch, hallway with WC, lounge, dining room, conservatory, a larger kitchen and an additional reception room to the ground floor. At first floor level four double bedrooms one with ensuite and a family bathroom can be found. Approached over a tarmac driveway providing ample parking to the front whilst the property has lawn gardens and patio area to both the side and rear. EPC:D(67)

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. 06/09/2023 11:35:26 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Canopied Entrance, PVC double glazed front door opens to storm porch, PVC double glazed window to front elevation, recently installed composite front door opens to a welcoming hallway, with stairs to first floor, laminate wood flooring, single panelled radiator, built in meter serves as cupboard. Ground floor cloaks with low level WC and wash hand basin.

Lounge **12' 1 into bay window " x 11' 10" (3.68m x 3.60m)**

Feature log burner, double panelled radiator, fitted picture rail, wood effect flooring, four double power points, PVC double glazed bay window to front elevation.

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Dining Room 12' 0" x 11' 10" (3.65m x 3.60m)

Wood effect wooden flooring, double panelled radiator, PVC double glazed window to front elevation, two double power points, PVC double glazed French doors to side elevation, concealed wall mounted combination gas central heating boiler.



Kitchen/Breakfast Room 18' 8" x 10' 8" (5.69m x 3.25m)

Kitchen has a range of modern wall units, inset single drainer ceramic sink, built-in electric hob with under oven and canopy above, plumbing and drainage for automatic washing machine and dishwasher, splash back tiling, wood effect Laminating flooring, three double and one single power points, single panelled Radiator, Two PVC Double Glazed Windows and entrance to rear elevation, fitted mini ceiling Down lighters.



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Additional Reception Room 14' 4" x 11' 2" (4.37m x 3.40m)

Wood effect wooden flooring, double panelled radiator, PVC double glazed window to front elevation, two double power points.

Feature fire place with coal effect gas fire, wood effect flooring, picture rail, Two double power points, French doors open to conservatory.

Conservatory 11' 8" x 11' 0" approx(3.55m x 3.35m)

Wood effect flooring, fitted ceiling fan, Double glazed units, Four double power points.



Bedroom One Front 10' 9 into bay window " x 12' 0" (3.27m x 3.65m)

PVC double glazed bay window to front elevation, single panelled radiator, wood effect flooring, built in mirror fronted sliding wardrobes with shelves and hanging rails, two double one single power points.



En-suite

Having a larger sized fully tiled separate shower enclosure with electric shower, low level WC, pedestal wash hand basin, PVC double glazed window to front elevation, heated towel rail.

Bedroom Two Front 11' 9" x 12' 0" (3.58m x 3.65m)

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

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Bedroom Three Rear 11' 0" x 12' 0" (3.35m x 3.65m)

Two double power points, single panelled radiator, picture rail, PVC Double glazed window to rear elevation, wood effect laminate flooring.



Bedroom Four Rear 10' 4" x 12' 6" (3.15m x 3.81m)

wood effect wooden flooring, single panelled radiator, PVC double glazed window to rear elevation, two double power points. Built-in mirror fronted wardrobes with hanging rails and shelves



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Family Bathroom

Fully Tiled Room having a fully white bathroom, Panelled bath with shower mixer over, pedestal washer basin, low level WC, fitted low lighters, PVC window to rear elevation, heated towel rail.



First Floor Landing

Stairs from hall leading to first floor landing with access to loft, wood effect flooring, 1 double power point.

Externally

Property occupies a very pleasant appealing position and stands in an larger size plot, approached over a long driveway provides parking for several cars. To the rear of the property there is a fairly private garden with paved patio area, to the side of the property a wood decked patio area with a raised lawn both great for entertaining on those summer evenings can be found.



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Useful Information About This Property:

- EXTENDED FAMILY HOME
- ENSUITE TO MASTER BEDROOM
- FOUR DOUBLE BEDROOMS
- HALTON VILLAGE LOCATION
- SECLUDED POSITION
- GARDENS TO SIDE AND REAR
- THREE RECEPTION ROOMS
- 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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