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9 Solway Grove
Beechwood, Runcorn
WA7 2QN
Extended 3 Bedroom Detached
Bungalow With Double Garage

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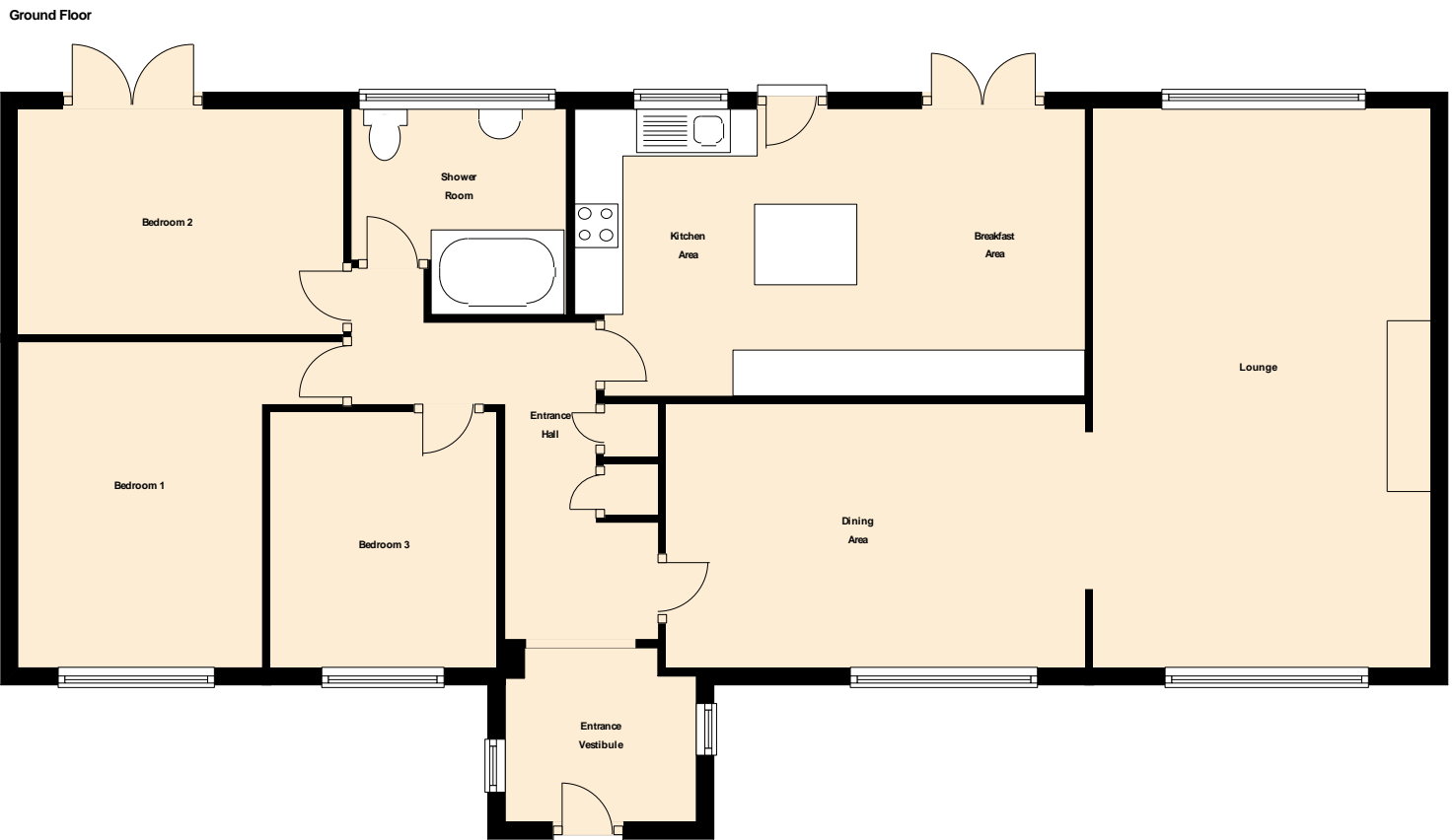
£325,000

Viewing Advised



9 Solway Grove, Beechwood, Runcorn, Cheshire, WA7 2QN

EXTENDED - REFURBISHED - DOUBLE GARAGE Are you looking for a move in ready detached bungalow which has been updated and improved with a quality modern feel throughout? Don't miss out on this sizeable detached home located within a sought after Cul de sac on the ever popular Beechwood development. Standing in a corner position with gardens to three sides plus, a large double garage with ample parking to the rear. The extension to the side accommodates an excellent sized lounge with dual aspect, complimenting the foot print of this excellent bungalow. Boasting a beautiful, updated quality kitchen with central island and integrated appliances along with modern shower room to name just two of the many improvements made in recent years. Offering NO CHAIN DELAY this somewhat unique home is one which should be viewed to be fully appreciated. EPC:TBC



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. 25/01/2024 14:20:51 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, tiled floor, PVC double glazed windows to side elevations, fitted dado rail, coved ceiling, double power point.

Entrance Hall

Built in meters and services cupboard, coved ceiling, fitted dado rail, single panel radiator, two single power points, fitted wall lights, access to loft, two built in storage cupboards.

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Extended Lounge 21' 3" x 12' 11" (6.47m x 3.93m)

Having a pleasant dual aspect having PVC double glazed windows to both front and rear elevations, coved ceiling, fitted wall lights, double panel radiator, three double and one single power points, recently installed living flame gas fire standing on decorative hearth and back.

Dining area 15' 9" x 10' 0" (4.80m x 3.05m)

Double panel radiator, PVC double glazed window to front elevation, coved ceiling, three double and one single power points.



Kitchen/Breakfast Room 19' 5" x 10' 7" (5.91m x 3.22m)

A recently updated room with an impressive modern finish having handleless contemporary style fitted base and wall units with central island, stone working surfaces, inset stainless steel sink with high neck mixer tap over, four ring electric induction hob with filter hood above, highline electric double oven, integrated fridge freezer, washing machine and dishwasher, tall contemporary style radiator, coved ceiling, PVC double

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glazed window, entrance door and French doors to rear elevation, concealed wall mounted combination gas central heating boiler, six double power points, wood effect vinyl flooring.



Bedroom One Front 12' 3" x 9' 2" (3.73m x 2.79m)

PVC double glazed window to front elevation, single panel radiator, extensive fitted bedroom furniture, coved ceiling, one double one single power points.

Bedroom Two Rear 12' 2" x 8' 7" (3.71m x 2.61m)

PVC double glazed French doors to rear elevation, coved ceiling, tall contemporary style radiator, one double one single power points.



Bedroom Three Front 9' 3" x 8' 6" (2.82m x 2.59m)

PVC double glazed window to front elevation, single panel radiator, coved ceiling, fitted bedroom furniture, one single power point.

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Bathroom

A recently updated room with a stylish modern finish having low level WC, pedestal wash hand basin with mixer tap over, large oversized fully tiled walk in shower enclosure with mixer shower attachment, fitted vanity unit, PVC double glazed window to rear elevation, tile effect flooring, chrome effect heated towel rail, chrome ceiling, extractor fan, fitted mini ceiling down lighters.



Externally

Property stands in a appealing corner cul-de-sac position having gardens to three sides with an extensive laid lawn garden with recently paved pathways and mature perimeter hedge rows. Whilst to the rear of the property, there is a detached double garage with useful storage space above and metal up and over door, large recently paved driveway provides ample off road parking, there is also a fully enclosed garden with paved patio areas, laid lawn and mature shrubbery.



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Useful Information About This Property:

- FREEHOLD TENURE
- CORNER PLOT
- DETACHED DOUBLE GARAGE
- NEWLY INSTALLED KITCHEN
- NEW SHOWER ROOM
- POPULAR BEECHWOOD LOCATION
- NO CHAIN DELAY
- COUNCIL TAX BAND: D

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.