

bp5399



137 Main Street
Halton Village, Runcorn
WA7 2AZ
4 Bed Semi Detached House

£299,950

Viewing Advised

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137 Main Street, Halton, Runcorn, Cheshire, WA7 2AZ

EXTENDED - BI FOLD DOORS TO FAMILY AREA - HALTON VILLAGE LOCATION
This EXCELLENT SIZE FOUR BEDROOM SEMI DETACHED home is located within the historic and desirable Halton Village area of Runcorn which is perfectly placed to take advantage of a wealth of amenities close by. This already generously proportioned family home has been enhanced by the addition of a full width rear extension which has created a modern 'family hub' with kitchen, dining and family area which has Bi folding doors opening to the low maintenance rear garden. A room perfect for those who like to host and entertain. This is accompanied by a formal lounge, study, ground floor WC and utility room to the ground floor whilst four bedrooms, the master of which has a En suite shower room and a family bathroom complete the first floor. This is a property which has to be viewed to be fully appreciated and offers perfect social living at a reasonable price tag. EPC:C(75)



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. 19/02/2024 15:06:41 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance- front door opens to hallway, wood effect laminate flooring, single panel radiator, PVC double glazed window to side elevation, one double power point, built in under stairs storage cupboard, coved ceiling.

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Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over and vanity storage beneath, single panel radiator, splash back tiling, tiled floor, fitted extractor fan.

Lounge 14' 5 into bay window" x 14' 2" (4.39m x 4.31m)

Three PVC double glazed windows to front elevation, one single and one double panel radiator, coved ceiling, three double and one single power points, gas fire connection.

Study 8' 2" x 6' 8" (2.49m x 2.03m)

PVC double glazed window to front elevation, single panel radiator, two double power points, tiled floor, coved ceiling, access to useful loft storage.



Kitchen Area 18' 5" x 11' 7" (5.61m x 3.53m)

Having a range of high quality fitted base and wall units comprising single drainer stainless steel sink with instant hot water high neck mixer tap over, integrated tall fridge, freezer and dishwasher, twin electric ovens, inset five ring induction hob with filter hood above, large walk in pantry cupboard, splash back tiling, three double and one single power points, coved ceiling, tiled floor, concealed wall mounted combination gas central heating boiler.



Utility Room 8' 11 maximum" x 10' 1" (2.72m x 3.07m)

Wood effect laminate flooring, plumbing and drainage for automatic washing machine, double panel radiator, coved ceiling, one double power point.

Dining/Family Area 25' 2" x 8' 6 extending to 10' 3 in family area" (7.66m x 2.59m)

Two PVC double glazed windows to rear elevation, double glazed bi folding doors to rear elevation, tiled floor, two tall contemporary style double panel radiators, fitted mini ceiling down lighters, two double power points.



First Floor Landing

Single panel radiator, coved ceiling, access to loft which is partially boarded with pull down ladder, one double power point.

Bedroom One Rear 11' 11" x 11' 8" (3.63m x 3.55m)

PVC double glazed window to rear elevation, single panel radiator, built in bedroom furniture, coved ceiling, three double power points.

En-suite shower room

A fully tiled room having a modern white three piece suite comprising low level WC, wash hand basin with mixer tap over, over sized fully tiled walk in shower enclosure with mixer

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shower, fitted extractor fan, fitted vanity mirror, chrome effect heated towel rail, tiled floor, PVC double glazed window to side elevation.



Bedroom Two Front 12' 1" x 9' 6" (3.68m x 2.89m)

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

Bedroom Three Front 9' 11 maximum" x 8' 7" (3.02m x 2.61m)

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



Bedroom Four Rear 11' 11" x 6' 5" (3.63m x 1.95m)

Single panel radiator, coved ceiling, PVC double glazed window to rear elevation, two double power points.

Family Bathroom

An updated fully tiled room having a white three piece suite comprising low level WC, wash hand basin with mixer tap over, panel bath with fitted glass shower screen and mixer shower attachment over, contemporary style double panel radiator, tiled floor, fitted extractor fan, PVC double glazed window to side elevation.



Externally

Property is fronted by a tarmac driveway providing off road parking along with a laid lawn garden with sand stone perimeter wall. Whilst, to the rear there is a fully enclosed garden themed for ease of maintenance being fully paved.



Useful Information About This Property:

- EXTENDED TO REAR
- EXCELLENT KITCHEN
DINING FAMILY ROOM
- UTILITY & STUDY
- FOUR BEDROOMS
- EN SUITE TO MASTER
BEDROOM
- POPULAR HISTORIC
LOCATION
- CLOSE TO AMENITIES
- COUNCIL TAX BAND: D

MONEY LAUNDERING REGULATIONS

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