

bp5397



18 Fernwood
Norton Cross, Runcorn
WA7 6UT
4 Bed Detached House with
Double Garage

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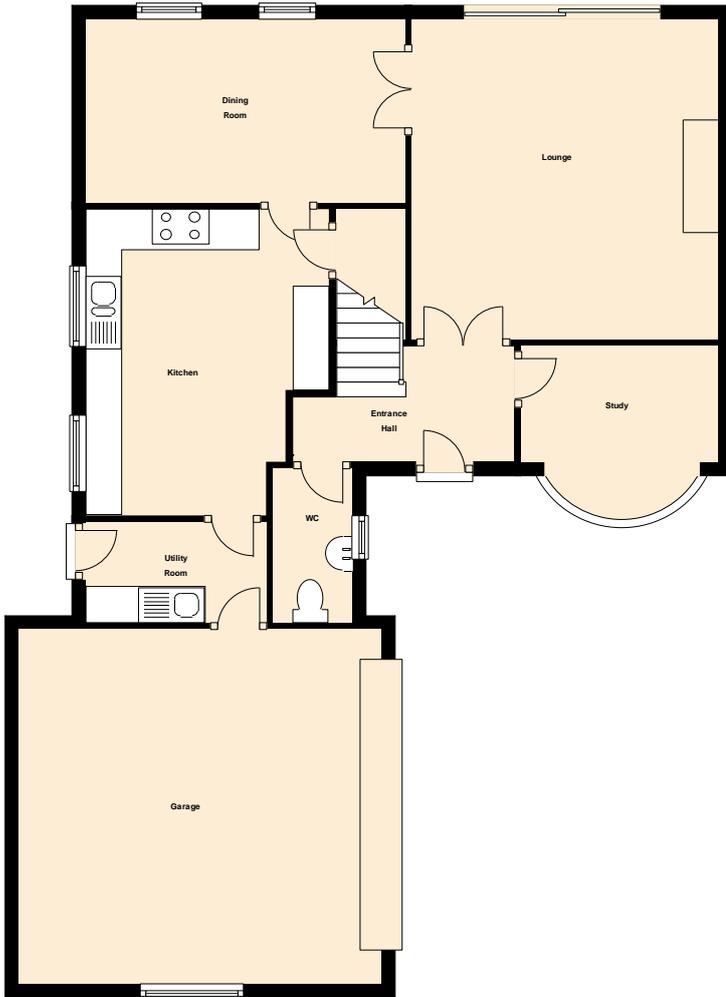
Offers in Excess of
£395,000



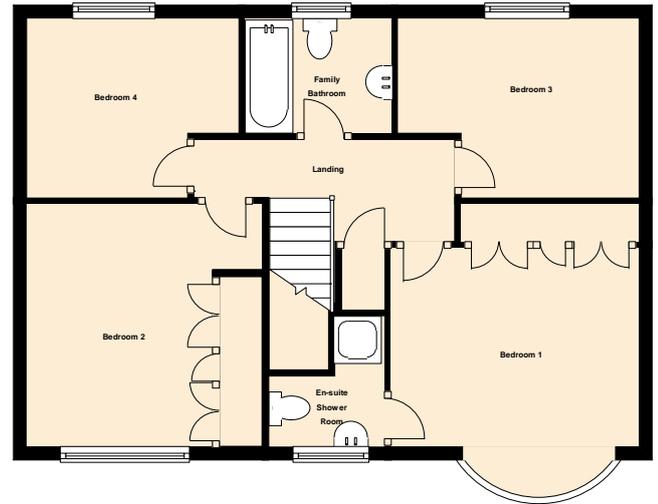
18 Fernwood, Norton, Runcorn, Cheshire, WA7 6UT

This Redrow built, executive family home stands in a corner cul de sac position within the ever popular and highly regarded Norton Cross area of Runcorn. A commanding home which has been excellently maintained and benefits from a recently installed high gloss kitchen with stone working surfaces. This particular design offers modern living accommodation which consists of a welcoming entrance hallway, study, lounge, dining room, kitchen with utility room and WC to the ground floor whilst four good sized bedrooms, the master of which has an en suite shower room and a family bathroom complete the first floor. Externally a tarmac driveway fronts the property and leads to an attached double garage whilst the rear garden enjoys a pleasant southerly aspect making it perfect for entertaining on those summer evenings. Overall an excellent family home boasting an impressive footprint which would be perfect for those with growing families. EPC:TBC

Ground Floor



First Floor



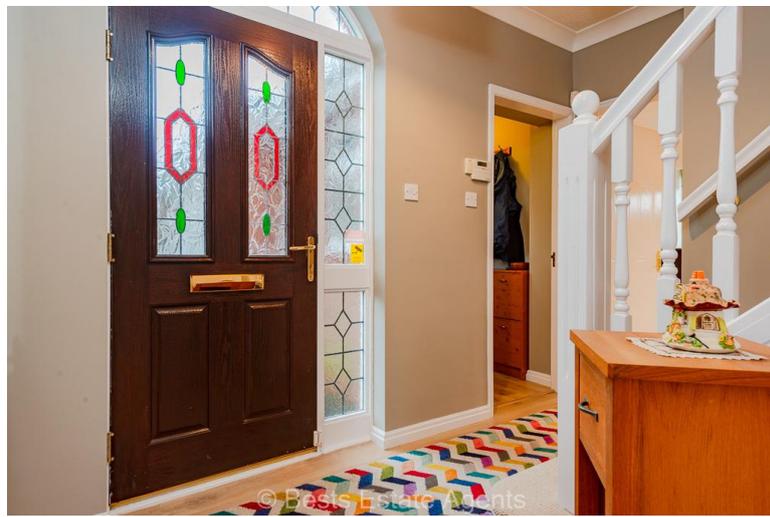
Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must 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. 26/02/2024 09:57:54 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Double glazed front door opens to hallway, double panel radiator, wood effect laminate flooring, coved ceiling, one single power point.

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Lounge 15' 1" x 14' 5" (4.59m x 4.39m)

PVC double glazed sliding patio doors to rear elevation, double panel radiator, coved ceiling, fitted wall lights, living flame coal effect gas fire standing on decorative hearth and back, two double and one single power points.



Dining Room 14' 1" x 8' 6" (4.29m x 2.59m)

Double doors open to dining room, wood effect laminate flooring, single panel radiator, coved ceiling, two PVC double glazed windows to rear elevation, one single and one double power point.

Kitchen 14' 5" x 11' 3 maximum" (4.39m x 3.43m)

A recently updated room having high gloss fitted base and wall units with stone working surfaces, in set four ring induction electric hob with filter hood above, highline electric double oven, one and a half bowl stainless steel sink with mixer tap over, integrated fridge, freezer and dishwasher, two PVC double glazed windows to side elevation, built in under stairs storage cupboard, four double and one single power points, double panel radiator, wood effect laminate flooring, fitted mini ceiling down lighters.



Utility Room

Having plumbing and drainage for washing machine, stainless steel single drainer sink with high neck mixer tap over, wall mounted gas central heating boiler, wood effect laminate flooring, single panel radiator, one double power point access to useful loft storage space, double glazed door to rear elevation.

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Double Garage

Integral door from utility room to large double garage with metal up and over door, power (two double power points) and light, useful storage space above and PVC double glazed window to side elevation.

Ground Floor Cloaks

Low level WC, pedestal wash hand basin, single panel radiator, PVC double glazed window to front elevation, wood effect laminate flooring.

Study 9' 2" x 8' 2 into bay window" (2.79m x 2.49m)

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



First Floor Landing

Stairs from hall to first floor landing, access to loft which is partially boarded, one single power point, built in storage cupboard housing insulated hot water cylinder.

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Bedroom One Front 11' 11" x 9' 11" (3.63m x 3.02m)

PVC double glazed bay window to front elevation, fitted bedroom furniture, double panel radiator, two double and one single power points.



En-suite shower room

Low level WC, pedestal wash hand basin, single panel radiator, fully tiled walk in shower enclosure with mixer shower attachment, fitted extractor fan, shaver point, PVC double glazed window to front elevation.



Bedroom Two Front 12' 0" x 11' 7" (3.65m x 3.53m)

PVC double glazed window to front elevation, single panel radiator, built in wardrobes, one double and one single power points.

Bedroom Three Rear 11' 8 maximum" x 10' 8" (3.55m x 3.25m)

PVC double glazed window to rear elevation, single panel radiator, two double power point.



Bedroom Four Rear 10' 4" x 8' 8" (3.15m x 2.64m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, one double and one single power point.

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Family Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin, panel bath with telephone style mixer tap with shower attachment, half tiling to walls, fitted shaver point, PVC double glazed window to rear elevation, fitted extractor fan.



Externally

Property forms part of a small Cul de sac position being tucked away into the corner and is fronted by a tarmac driveway providing off road parking which leads to the attached double garage. Whilst, to the rear there is a fully enclosed very reasonable sized garden with paved patio, laid lawn garden.



Useful Information About This Property:

- EXECUTIVE REDROW FAMILY HOME
- DOUBLE GARAGE
- SOUTH FACING REAR GARDEN
- CUL DE SAC POSITION
- STUDY & UTILITY ROOM
- POPULAR NORTON CROSS LOCATION
- UPDATED KITCHEN
- COUNCIL TAX BAND: E

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