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1 Peckforton Drive
Runcorn
WA7 3HG
3 Bed Detached House

£275,000

Viewing Advised

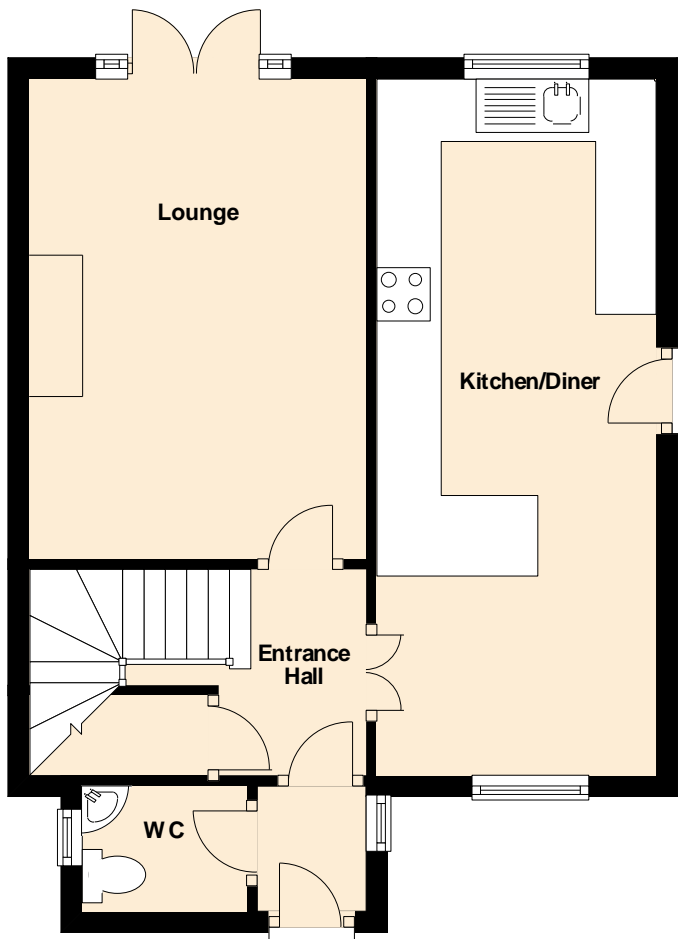
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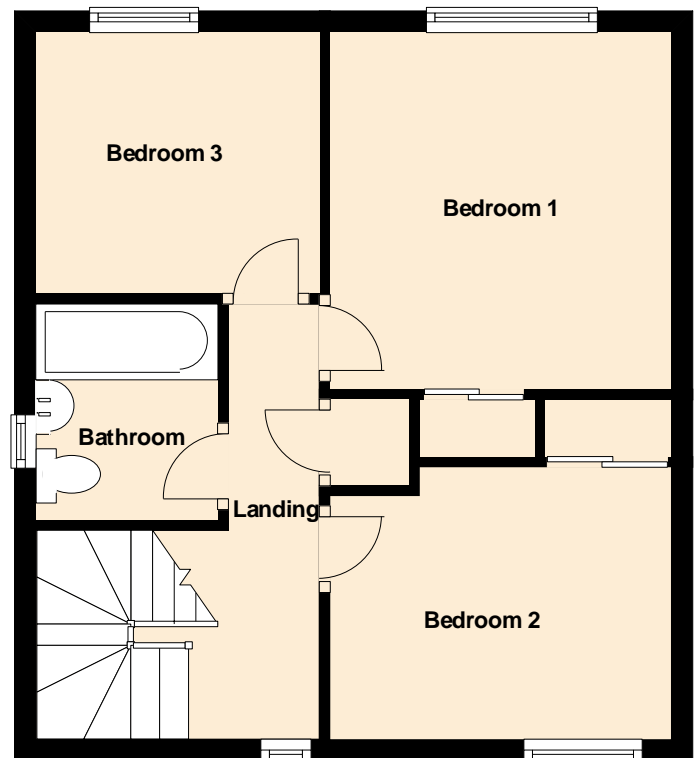
1 Peckforton Drive, Sutton Weaver, Runcorn, Cheshire, WA7 3HG

UPDATED AND IMPROVED DETACHED HOME - SOUTH FACING REAR GARDEN - QUALITY FINISH This detached family home has been updated and improved over the last 3 years and offers a modern quality finish throughout, the works completed include an updated kitchen, bathroom, grey PVC double glazing, heating system and electrical update to name a few. Located within a quiet cul de sac on the outskirts of Runcorn having easy access to surrounding road networks and just a short drive from Runcorn and Frodsham. Consisting of entrance hall with WC, beautiful updated kitchen dining room with oak work surfaces and integrated appliances and a lounge with french doors to the ground floor. At first floor level three good sized bedrooms can be found along with the refurbished bathroom. Externally, the property has a tarmac driveway providing access to a detached garage whilst the rear garden enjoys a south facing aspect and has paved and wood decked patios areas. Overall, a beautifully presented home which offers buyers the opportunity to purchase a stunning move in ready property. 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. 06/03/2024 15:20:45 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

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Entrance Hallway

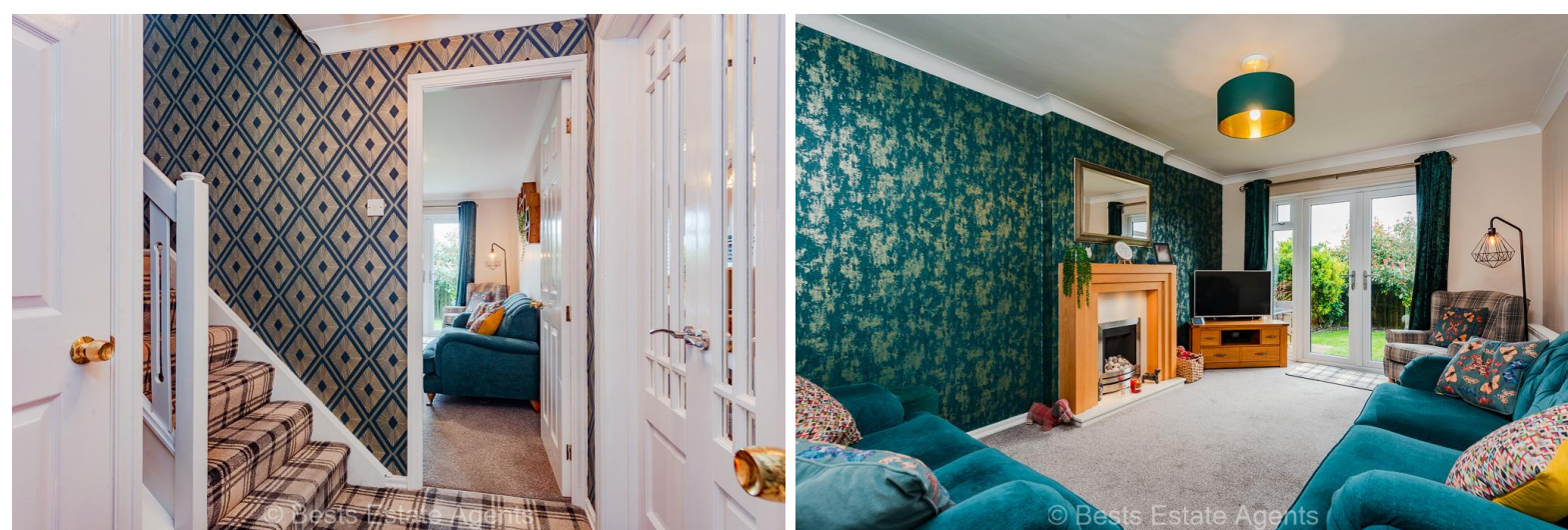
Recently installed composite double glazed front door opens to entrance hall, double panel radiator, PVC double glazed window to side elevation, one double power point, built in under stairs storage cupboard, coved ceiling.

Ground Floor Cloaks

Low level WC, corner wash hand basin, splash back tiling, PVC double glazed window to side elevation, single panel radiator.

Lounge 14' 10" x 10' 3" (4.52m x 3.12m)

PVC double glazed French doors open to rear elevation, double panel radiator, living flame gas fire standing on decorative hearth and back with mood lighting, coved ceiling, two double and one single power points.



Kitchen/Dining Room 21' 6" x 8' 7" (6.55m x 2.61m)

An impressive recently updated room having extensive fitted base and wall units with solid oak butchers block style working surfaces, inset acrylic style sink with high neck mixer tap over, four ring induction hob with filter hood above, high line electric oven and microwave grill oven, integrated fridge, freezer, washer/dryer and bin, attractive splashback tiling, under counter lighting, LED kick board lighting, tall contemporary style single panel radiator, tiled floor, PVC double glazed windows to front and rear elevations with composite double glazed door to side elevation, fitted mini ceiling down lighters, six double power points, recently installed concealed wall mounted combination gas central heating boiler.





First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to front elevation, one single power point, built in storage cupboard.

Bedroom One Rear 11' 0" x 10' 9" (3.35m x 3.27m)

PVC double glazed window to rear elevation, double panel radiator, extensive built in fitted wardrobes, three double power points.

Bedroom Two Front 10' 9" x 8' 3" (3.27m x 2.51m)

PVC double glazed window to front elevation, double panel radiator, built in wardrobe with mirror fronted sliding doors, one triple and one double power point.

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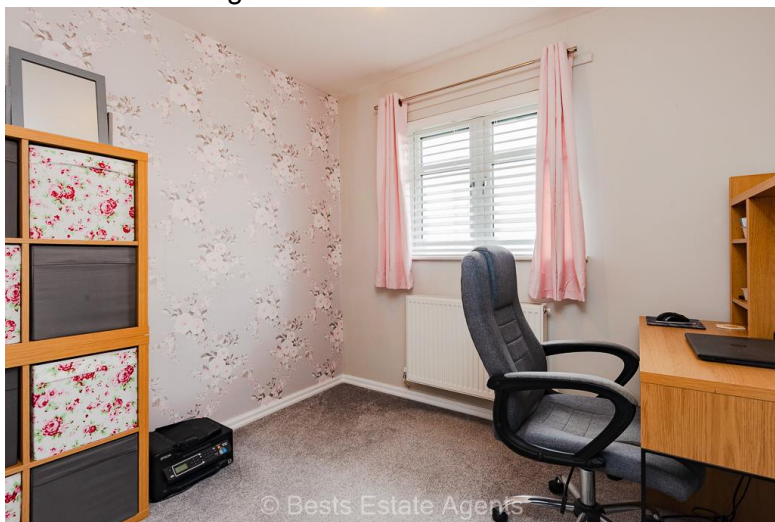


Bedroom Three Rear 8' 6" x 8' 1" (2.59m x 2.46m)

PVC double glazed window to rear elevation, double panel radiator, one triple and one single power point.

Bathroom

A recently updated room having a quality finish with fully tiled walls and floor, low level WC, vanity wash hand basin unit with storage beneath and mixer tap over, chrome effect heated towel rail, panelled jacuzzi style bath with LED lighting, fitted glass shower screen, digital thermostatic mixer shower with waterfall style shower head and additional shower wand, PVC double glazed window to side elevation, mini fitted ceiling down lighters.



Externally

Property stands in a prominent position along Peckforton Drive being fronted by a low maintenance frontage, a tarmac driveway provides off road parking and leads to a detached single garage with electric metal up and over door and side access, whilst to the rear there is a fully enclosed garden with paved and wood decked patio areas and mature perimeter borders all of which enjoys a pleasant southerly aspect.



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Useful Information About This Property:

- EXTENSIVELY UPDATED AND IMPROVED
- NEW KITCHEN & BATHROOM
- RECENTLY INSTALLED GLAZING
- UPDATED BOILER
- SOUTH FACING REAR GARDEN
- POPULAR AREA
- BEAUTIFULLY PRESENTED HOME
- COUNCIL TAX BAND: D

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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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