

bp5412



9 Wisenholme Close
Beechwood Runcorn
WA7 2RU
3 Bed Detached House

£230,000

Viewing Advised

Independent Family Owned Estate Agents
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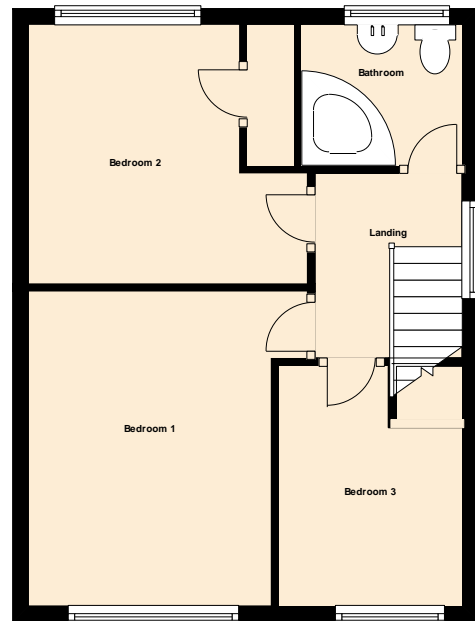
9 Wisenholme Close, Beechwood, Runcorn, Cheshire, WA7 2RU

EXTENDED LINK DETACHED FAMILY HOME - POPULAR BEECHWOOD LOCATION - FREEHOLD This three bedroom link detached home stands on the popular and sought after Beechwood estate and is offered for sale with no chain delay. The property has been enhanced with a single storey extension to the rear added to the ground floor living accommodation. Consisting of entrance hall, lounge, kitchen and the extended dining room which has a lean to conservatory off to the ground floor whilst three good size bedrooms and a family bathroom complete the first floor. A property which has been loved and maintained throughout the years and offers an excellent opportunity for those who seek a link detached home within a popular area. 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. 08/03/2024 18:53:02 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 sliding door opens to entrance vestibule, tiled floor.

Entrance Hallway

Composite double glazed front door opens to hallway, wood effect laminate flooring, single panel radiator, meters and services cupboard, three single power points, built in under stairs storage cupboard.

Lounge 14' 7" x 11' 1" (4.44m x 3.38m)

PVC double glazed window to front elevation, double panel radiator, living flame coal effect gas fire standing on decorative hearth and back, coved ceiling, two single and one double power points.

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Kitchen 10' 5" x 8' 11" (3.17m x 2.72m)

Having a range of fitted base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, four ring electric hob with electric oven beneath and filter hood above, splash back tiling, three double power points, electric wall heater, PVC double glazed window and entrance door to rear elevation.



Dining Room 8' 4" x 8' 1" (2.54m x 2.46m)

PVC double glazed window to side elevation, double panel radiator, wood effect laminate flooring, coved ceiling, fitted dado rail.

Extended Morning Room 10' 0" x 8' 1" (3.05m x 2.46m)

Double panel radiator, coved ceiling, fitted dado rail, two double and two single power points, fitted wall lights.

Conservatory 7' 0" x 6' 5" (2.13m x 1.95m)

Double glazed sliding patio doors open to conservatory, having single glazed units with entrance door to rear elevation.



(3.48m x 3.22m)

PVC double glazed window to rear elevation, two single power points, single panel radiator, built in storage cupboard housing wall mounted combination gas central heating boiler.

Bedroom Three Front 9' 10" x 7' 6" (2.99m x 2.28m)

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

Bathroom

First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, single power point, access to loft.

Bedroom One Front 12' 6" x 11' 5" (3.81m x 3.48m)

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

Bedroom Two Rear 11' 5" x 10' 7" (3.48m x 3.22m)

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A fully tiled room having a white three piece suite comprising low level WC, pedestal wash hand basin, corner whirlpool bath with telephone style mixer shower tap over, PVC double glazed window to rear elevation, heated towel rail.

Externally

Property is fronted by a low maintenance garden with artificial grass, a block paved driveway provides off road parking and leads to a attached garage with roller shutter style door and separate rear access whilst to the rear of the property there is a fully enclosed reasonable sized garden themed for ease of maintenance being fully paved and having mature perimeter hedgerows.

Useful Information About This Property:

- EXTENDED TO REAR
- POPULAR BEECHWOOD LOCATION
- LOW MAINTENANCE GARDENS
- IDEAL FAMILY HOME
- CLOSE TO SCHOOLING
- NO CHAIN DELAY
- EPC:TBC
- Council Tax Band: D

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