

bp5410



63 Westfield Road
Runcorn
WA7 4DR
4 Bed Detached House with
Garage and Workshop

Independent Family Owned Estate Agents
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Of £375,000



63 Westfield Road, Runcorn, Cheshire, WA7 4DR

COMMANDING PERIOD FAMILY HOME - SOUTH FACING REAR GARDEN - LARGE WORKSHOP This charming period family home, believed to have origins dating back to circa 1890 as a former 'Coach House' has a commanding presence with its double frontage and mature character, set on a generous plot with a south-facing rear garden. Approaching the property, you're greeted by a dual access driveway providing ample parking space, leading to both an attached garage and an impressive timber-built workshop, ideal for DIY enthusiasts or as additional storage space. Internally, the property offers a traditional layout having a central hallway, formal lounge, open plan family/dining room and a 'farmhouse' kitchen. A useful utility room with shower room completes the ground floor accommodation whilst three spacious double bedrooms, a further bedroom/study and a period style bathroom with free standing bath can be found at first floor level. Externally, a large south facing walled garden is found to the rear of the property which is perfect for entertaining. EPC:TBC

The property comprises in more detail as follows;

Entrance

Front door opens to a welcoming hallway.

Entrance Hallway

Single panel radiator, coved ceiling, stairs to first floor.

Formal Lounge 12' 5" x 12' 2 into alcove" (3.78m x 3.71m)

Decorative ceiling rose, coved ceiling, fitted picture rail, fitted wall lights, traditional fire surround with open fire, double panel radiator, window to front elevation, four double power points.



Family Room 12' 4" x 11' 8" (3.76m x 3.55m)

Fire surround housing an 'Ornate' open fire, wood effect laminate flooring, coved ceiling, fitted picture rail, double panel radiator, window to front elevation, two double power points, fitted display cupboard to alcove.

Formal Dining Room 14' 3" x 12' 2" (4.34m x 3.71m)

Wood effect laminate flooring, fitted picture rail, double panel radiator, fire surround with an open fire, glazed panel French doors to rear elevation.

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Rear Entrance Porch

With split-barn door to rear elevation and access to useful cellar.

Kitchen/Morning Room 14' 4" x 12' 4" (4.37m x 3.76m)

Having a range of Farm House style base and wall units, comprising a stainless steel twin bowl corner sink unit, plumbing and drainage for a dishwasher, splash back tiling, two single panel radiators, beamed ceiling, fitted plate rail, windows to side and rear elevation, fitted electric hot plate, six double power points. Included in the sale is a Rayburn gas range cooker which also supplies domestic heating and hotwater.

Utility Room

With an inset one a half bowl stainless steel single drainer sink, plumbing and drainage for an automatic washing machine, double panel radiator, two double power points, window to rear elevation, access to large timber built workshop.

Ground Floor Cloaks/ Shower Room

With low level WC., wash hand basin, fully tiled shower enclosure with electric shower, single panel radiator, window to side elevation.

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First Floor Landing

Stairs from hall to first floor landing, access to loft, one double power point, window to rear elevation.



Bedroom One Rear 12' 2" x 14' 4" (3.71m x 4.37m)

Double panel radiator, window to rear elevation, four double power points.

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Bedroom Two Front 12' 2" x 11' 8" (3.71m x 3.55m)
Double panel radiator, window to front elevation, two double power points, walk-in storage cupboard.

Bedroom Three Front 12' 4" x 12' 4" (3.76m x 3.76m)
Wood effect laminate flooring, double panel radiator, window to front elevation, walk-in storage cupboard, two double power points.



Bedroom Four/ Study 9' 8" x 5' 1" (2.94m x 1.55m)
Double panel radiator, one double power point, window to side elevation.

Bathroom
A sizeable room, 'Victorian' themed, having a free standing rolled edge cast iron bath with clawed feet, pedestal wash hand basin, low level WC., single panel radiator, window to rear elevation, ceramic tiled floor, built-in airing cupboard with an insulated hot water cylinder.



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Externally

The property is approached with a dual access gravelled driveway, with raised lawn areas leading to an attached garage, with up and over door, power and light. To the rear of the property is a walled well established lawn garden with stocked borders with mature trees, block paved patio area, all of which enjoys a very pleasant sunny southerly aspect. To the front of the property there is also an electric car charge point.

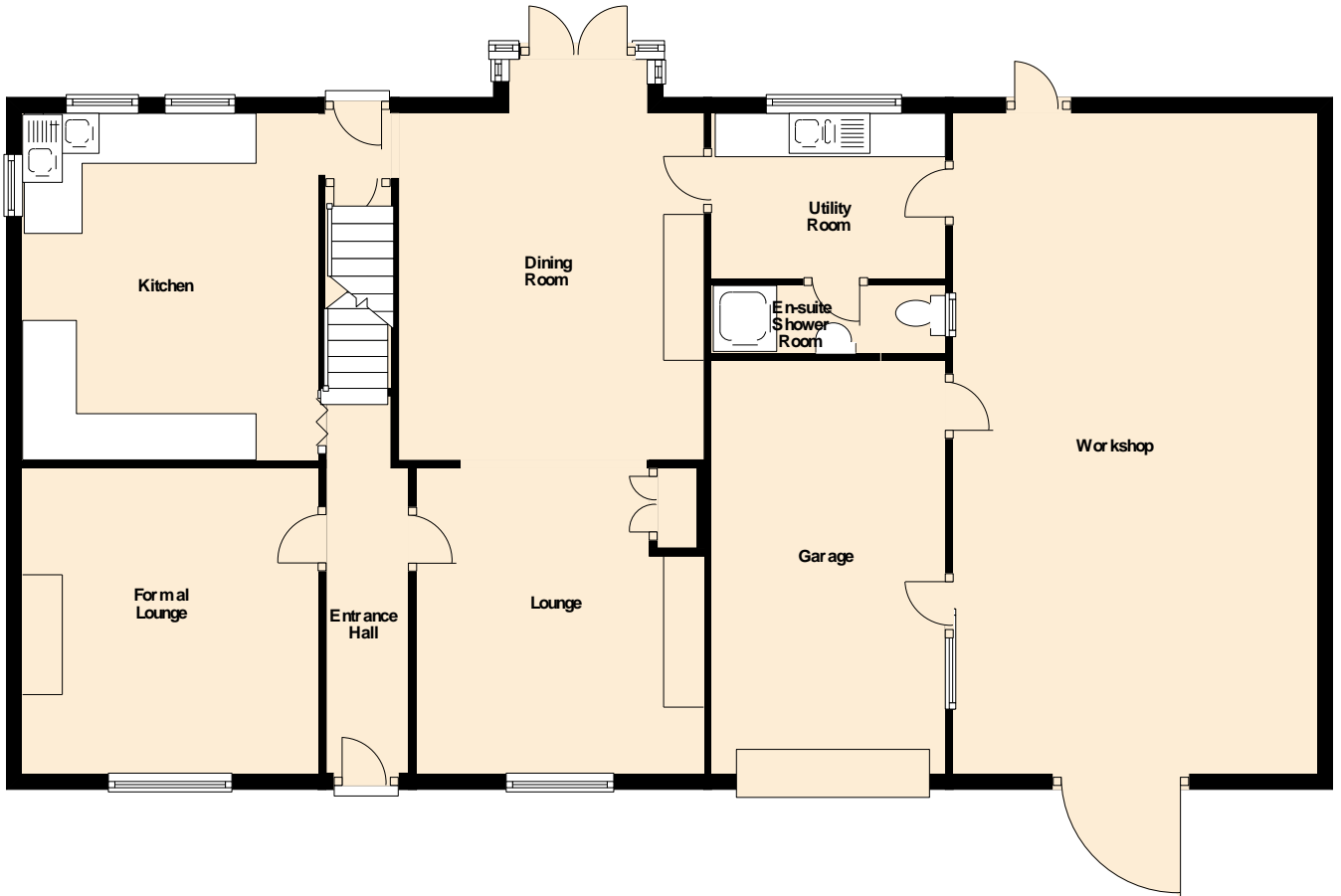
Workshop 27' 2" x 14' 11" (8.27m x 4.54m)

Power and light, access doors to both front and rear elevations.

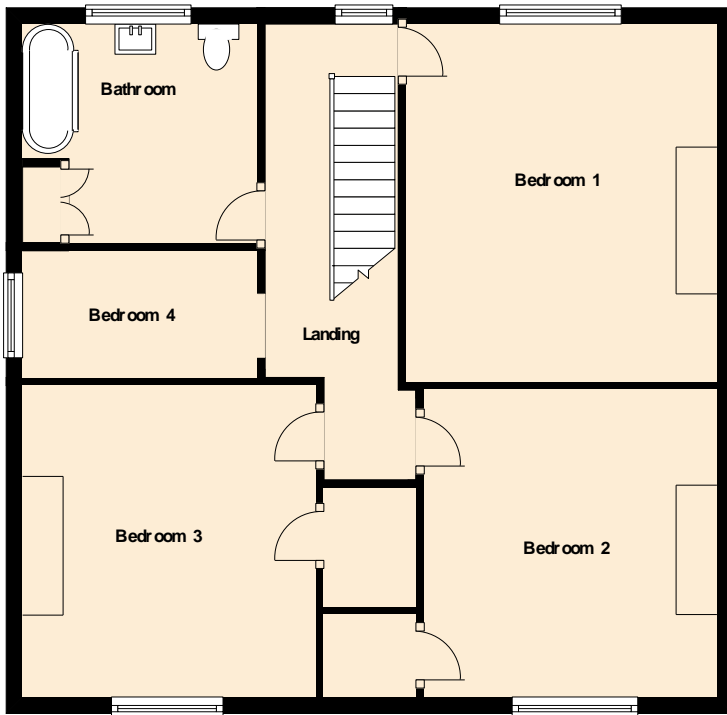


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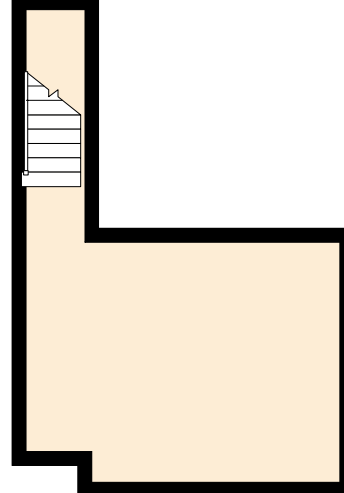
Ground Floor



First Floor



Basement



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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.vo.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 12/03/2024 13:23:05 The content of these sales details are the copyright of Bests Estate Agents.

Useful Information About This Property:

- BEAUTIFUL PERIOD FAMILY HOME
- GARAGE AND LARGE WORKSHOP
- SOUTH FACING REAR GARDEN
- DUAL ACCESS DRIVEWAY
- TRADITIONAL LAYOUT
- POPULAR AREA
- MUST SEE HOME
- COUNCIL TAX BAND: D

MONEY LAUNDERING REGULATIONS

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