

bp5439



22 Honister Grove
Runcorn
WA7 2TY
3 Bed Detached Bungalow

**Offers in the Region Of
£220,000**

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22 Honister Grove, Beechwood, Runcorn, Cheshire, WA7 2TY

BEECHWOOD LOCATION - SPACIOUS DETACHED BUNGALOW - NO CHAIN This three bedroom detached bungalow is offered for sale with no chain and forms part of the popular and established Beechwood West Development. Standing in a cul de sac position and offering buyers ample scope to create their perfect home making it perfect for those who like to apply their own stamp. Consisting of entrance hall, lounge with dining room off, kitchen, three bedrooms and a shower room. Fronted by a lawn garden and a paved drive way which leads along the side of the property to a detached garage at the rear, the rear garden is of a reasonable size and enjoys a private aspect not being overlooked. EPC:TBC



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. 14/05/2024 10:27:50 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to entrance hall, double panel radiator, single power point, access to loft, built in storage cupboard housing wall mounted combination gas central heating boiler.

Lounge 15' 7" x 10' 4" (4.75m x 3.15m)

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

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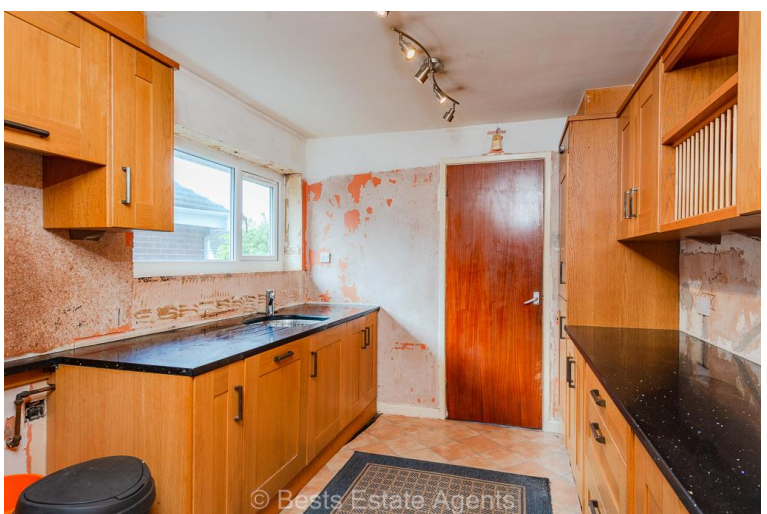
Dining Room 15' 2" x 9' 0" (4.62m x 2.74m)

Double panel radiator, three single power points, telephone extension point, PVC double glazed sliding patio doors to side elevation, fitted picture rail and dado rail, vaulted ceiling.



Kitchen 11' 8" x 8' 9" (3.55m x 2.66m)

Having a range of fitted base and wall units with stone working surfaces, stainless steel sink with mixer tap over, electric cooker point, integrated fridge, freezer and dishwasher, plumbing and drainage for automatic washing machine, two double and two single power points, PVC double glazed window to side elevation.



Internal Hallway

One single power point, fitted dado rail, access to loft.

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Bedroom One Rear 12' 10" x 8' 6" (3.91m x 2.59m)

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



Bedroom Two Rear 10' 7" x 7' 8" (3.22m x 2.34m)

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

Bedroom Three Side 7' 4" x 7' 6" (2.23m x 2.28m)

PVC double glazed window to side elevation, double panel radiator, two single power points, built in storage cupboard.



Shower Room

A fully tiled room with fitted shower tray, wash hand basin and WC. PVC double glazed window to side elevation, tiled floor, fitted extractor fan.

Externally

Property is fronted by a laid lawn garden, a paved driveway provides off road parking and leads through wrought iron gates to the side of the property and gives access to a detached single garage to the rear, whilst the rear garden has a laid lawn and enjoys a fairly private aspect not being directly overlooked.



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Please Note

Please note: this property is lease hold with a term remaining of 45 years (99 years from 28 April 1978) Ground rent in the region of £15 P/A. A community charge to Beechwood community center is payable at a figure of circa £250 P/A.

Useful Information About This Property:

- NO CHAIN
- GARAGE TO REAR
- AMPLE SCOPE
- BEECHWOOD LOCATION
- COMBINATION GAS HEATING
- NOT OVERLOOKED TO REAR
- Council Tax Band: D
- PVC DOUBLE GLAZING

MONEY LAUNDERING REGULATIONS

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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