

bp5449



17 Wythburn Grove
Beechwood
Runcorn
WA7 2RW
3 Bed Detached House

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk

www.bests.co.uk

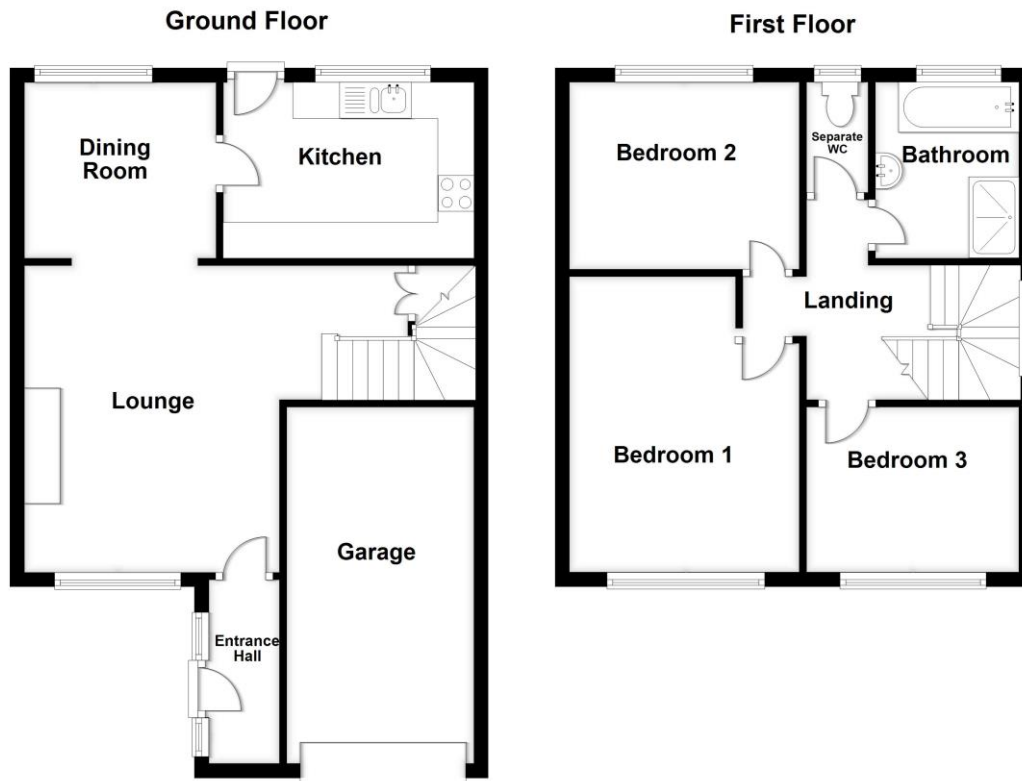
£240,000

Viewing Advised



17 Wythburn Grove, Beechwood, Runcorn, Cheshire, WA7 2RW

THREE BEDROOM DETACHED HOME -BEECHWOOD LOCATION - GREAT SIZE BEDROOMS - NO CHAIN DELAY - FREEHOLD This three bedroom detached home is perfect for families, standing in a quiet cul de sac position within the popular Beechwood West development. Boasting a practical layout which briefly consists of an entrance hall, through lounge diner and kitchen to the ground floor whilst at first floor level three good size bedrooms can be found along with a great size bathroom with separate WC. The integral garage provides excellent storage whilst offering scope for conversion to add to the living accommodation subject to usual consents. A block paved driveway fronts the property along with a mature garden with artificial lawn whilst the rear garden is fully enclosed and has paved patio areas and artificial lawn. A property which stands in a popular and well respected area and is perfectly suited to those with growing families. EPC:69(C)



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. 22/05/2024 15:10:52 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, coved ceiling, fitted dado rail, double panel radiator, one single power point.

Lounge 14' 1" x 11' 8" (4.29m x 3.55m)

PVC double glazed window to front elevation, double panel radiator, coved ceiling, fitted dado rail, fitted wall lights, living flame coal effect gas fire standing on decorative hearth and back, three single and one double power points, built in under stairs storage cupboard.

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Dining Room 8' 10" x 8' 1" (2.69m x 2.46m)

PVC double glazed window to rear elevation, double panel radiator, coved ceiling, fitted dado rail, two double power points, fitted wall light.



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Kitchen 11' 3" x 8' 0" (3.43m x 2.44m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, integrated dishwasher, fridge and freezer, double panel radiator, attractive splash back tiling, fitted mini ceiling downlighters, three double power points, tiled floor, PVC double glazed window and entrance door to rear elevation.



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First Floor Landing

Stairs from lounge to first floor landing, PVC double glazed window to side elevation, fitted dado rail, coved ceiling, access to loft, one single power point.

Bedroom One Front 13' 9 maximum" x 10' 7" (4.19m x 3.22m)

PVC double glazed window to front elevation, double panel radiator, coved ceiling, fitted dado rail, one single power point.

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Bedroom Two Rear 10' 7" x 8' 7" (3.22m x 2.61m)

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



Bedroom Three Front 9' 9" x 7' 8" (2.97m x 2.34m)

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



Bathroom

Having a white suite comprising panel bath with mixer tap over, pedestal wash hand basin with mixer tap, oversized walk in shower enclosure with mixer shower attachment, half tiling to walls, PVC double glazed window to rear elevation, tiled floor, fitted mini ceiling down lighters, extractor fan, chrome effect heated towel rail.

Separate WC

Low level WC, half tiling to walls, PVC double glazed window to rear elevation.

Externally

Property forms part of a small cul de sac being fronted by a block paved driveway providing off road parking and leading to a integral single garage with metal up and over door, front garden has astro turfed lawn and mature planted hedgerows, whilst to the rear there is a fully enclosed reasonable sized garden with paved patio, artificial lawn garden and timber shed.

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Please Note

A community charge to Beechwood community center is payable at a figure of circa £250 P/A.

Useful Information About This Property:

- GOOD SIZE BEDROOMS
- POPULAR BEECHWOOD AREA
- NO CHAIN DELAY
- CUL DE SAC POSITION
- INTEGRAL GARAGE
- IDEAL FAMILY HOME
- FREEHOLD TENURE
- COUNCIL TAX BAND: D

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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