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158a Sandy Lane
Runcorn
WA7 4ED
3 Bed Detached Bungalow

£275,000

Viewing Advised

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158a, Sandy Lane, Weston Point, Runcorn, Cheshire, WA7 4ED

Looking for something a little different? This truly unique detached bungalow could well be for you. Located at the top of Sandy Lane within an elevated plot which allows for this sizable and somewhat different design. It's convenient location also has easy access to Runcorn Hill, offering numerous scenic walking trails with excellent views. Upon entering the property viewers will find generously proportioned accommodation with a traditional feel. Briefly consisting of an entrance hallway giving access to all main rooms including a lounge with large bay window to front, great sized kitchen dining room, two large double bedrooms, the master of which has another larger bay window and a family bathroom. To the first floor a further bedroom and a useful storage room which offers potential to be used as a fourth bedroom can be found. Where this property offers something which we feel is truly unique is the two, sizable basement rooms which are accessed via the main hallway. The current owner has these spaces set out as a cinema room and a gym but these have massive potential for many different uses. The gym also has direct access to the attached garage. Externally, mature gardens can be found which wrap around the property with lawn areas and paved patio. Only internal inspection will reveal what this property has to offer therefore we advise arranging your viewing today. EPC:D(56)



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. 04/06/2024 10:26:00 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 Vestibule

PVC double glazed double doors open to entrance vestibule.

Entrance Hallway

Glazed panel door opens to entrance hallway, single panel radiator, fitted wall lights, two double power points, access to basement.



Lounge 16' 2" x 14' 11" (4.92m x 4.54m)

Large PVC double glazed bay window to front elevation, one single and one double panel radiators, fitted wall lights, large ornate style coal effect living flame gas fire standing on decorative hearth and back, PVC double glazed window to side elevation, wood effect laminate flooring, four double power points.



Kitchen 16' 2" x 14' 10" (4.92m x 4.52m)

Having a range of fitted base and wall units comprising single drainer stainless steel sink with mixer tap over, space for gas range style cooker, fitted filter hood, coved ceiling, fitted mini ceiling down lighters, double panel radiator, tiled floor, recently installed wall mounted combination gas central heating boiler, plumbing and drainage for automatic washing machine and dishwasher, five double and two single power points.



Rear Entrance Hall

PVC double glazed entrance door to rear elevation, tiled floor, one double power point.

Bedroom One Front 14' 11" x 14' 11" (4.54m x 4.54m)

Large PVC double glazed bay window to front elevation, one single and one double panel radiator's, coved ceiling, extensive built in bedroom furniture, three double power points, fitted wall lights.



Bedroom Two Rear 14' 10" x 11' 10" (4.52m x 3.60m)

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



Bathroom

A fully tiled room having a white suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and mixer shower over with waterfall style shower head and additional shower wand, fitted glass shower screen, PVC double glazed window to rear elevation, fitted mini ceiling down lighters, single panel radiator.



First Floor

Stairs from entrance hall to first floor.

Bedroom Three 13' 1" x 11' 10" (3.98m x 3.60m)

PVC double glazed window to front elevation, two double panel radiators, fitted Velux roof light, two double power points.

Useful Storage Area/Possible Bedroom Four 14' 4" x 7' 0" (4.37m x 2.13m)

Fitted Velux style roof light, one double power point.



Basement Room One 14' 2" x 14' 3" (4.31m x 4.34m)

Accessed via entrance hallway, currently arranged as a cinema room, single panel radiator, two double power points.

Basement Room Two 15' 7" x 14' 4" (4.75m x 4.37m)

Single panel radiator, one double power point, access to garage with power/light and metal up and over door.

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Externally

The property stands in a elevated position at the top of Sandy Lane being surrounded by mature gardens, a tarmac driveway provides off road parking and leads to an attached.



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Useful Information About This Property:

- UNIQUE DETACHED BUNGALOW
- ATTACHED GARAGE
- CLOSE TO RUNCORN HILL
- THREE/FOUR BEDROOMS
- POPULAR LOCATION
- SPACIOUS DESIGN
- USEFUL BASEMENT ROOMS
- COUNCIL TAX BAND: E

MONEY LAUNDERING REGULATIONS

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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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