

bp5460



Parkfield, Clifton Road
Higher Runcorn
WA7 4SU
Executive 4 Bed Semi Detached
House

£475,000

Independent Family Owned Estate Agents
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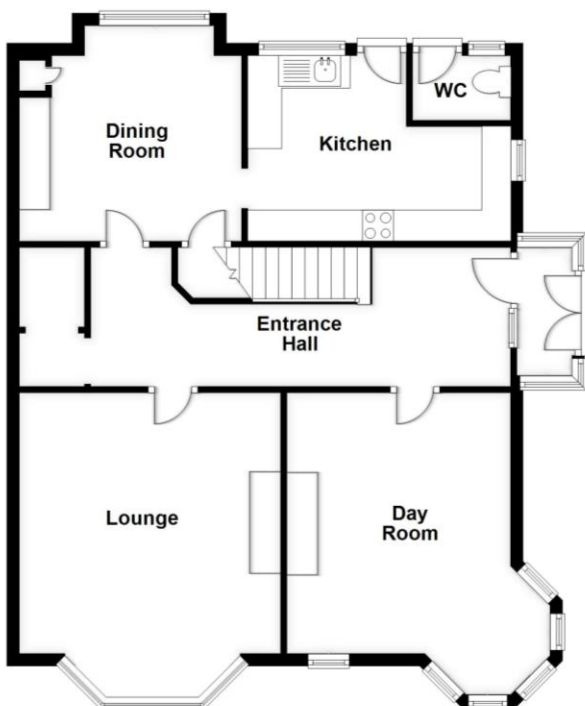
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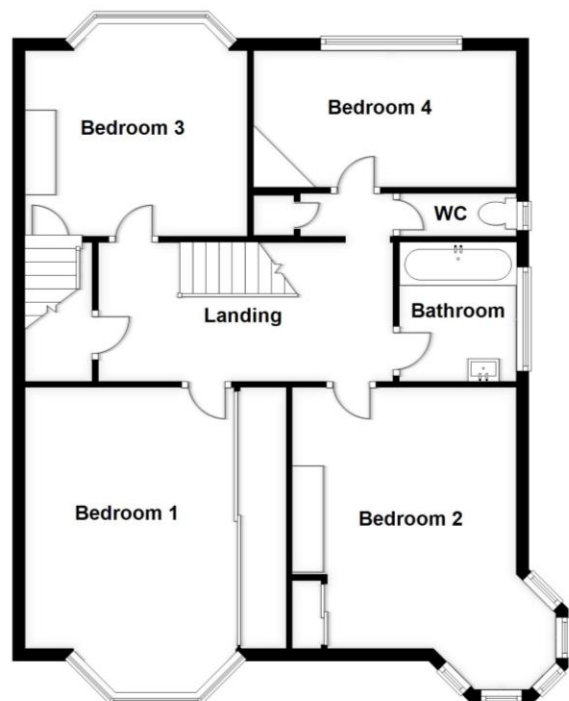
Parkfield , 16 Clifton Road, Runcorn, Cheshire, WA7 4SU

Bests Estate Agents are delighted to present the rare opportunity to purchase a property of such calibre. 'Parkfield' Clifton Road, stands within a secluded plot siding Runcorn Golf Club and is brought to the market with no chain delay. This commanding property offers a unique design that we are sure will impress those who view. Occupying a generous mature plot with large detached garage and boasting many period features including the spacious, commanding entrance hallway which has an extensive tiled floor, a dream if you're a lover of period style homes. Lots of original coving, doors and stunning feature turreted style bay windows to the day room and bedroom two, a truly unique feature which allows for plenty of light to flood into these rooms along with views over the large front garden. Highly regarded primary and secondary schooling is just a stones throw away along with Runcorn Hill and Heath Park which offer scenic walks. The internal accommodation briefly comprises of that welcome large charming hallway which give access to two great sized reception rooms and the through kitchen dining room which has a useful larder storage off. A wider than average staircase ascends to the first floor landing where there are four generous bedrooms, one of which has a staircase to a useful loft room, a room with potential for various uses whilst the family bathroom with separate WC completes the first floor. Externally, the property is approached via Runcorn Golf Club. Wrought iron gates open to a deep frontage with tarmac driveway providing off road parking for several vehicles and access to the detached double garage. To the rear viewers will find a secluded mature garden which isn't directly overlooked. A commanding, characterful and mature residence located within one of Runcorn most desirable locations, seldom do such opportunities to purchase property of this nature arise and therefore we highly recommend early viewing. EPC:TBC

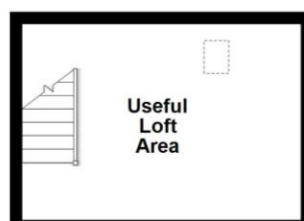
Ground Floor



First Floor



Second 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

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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. 10/06/2024 14:42:04 The content of these sales details are the copyright of Bests Estate Agents.

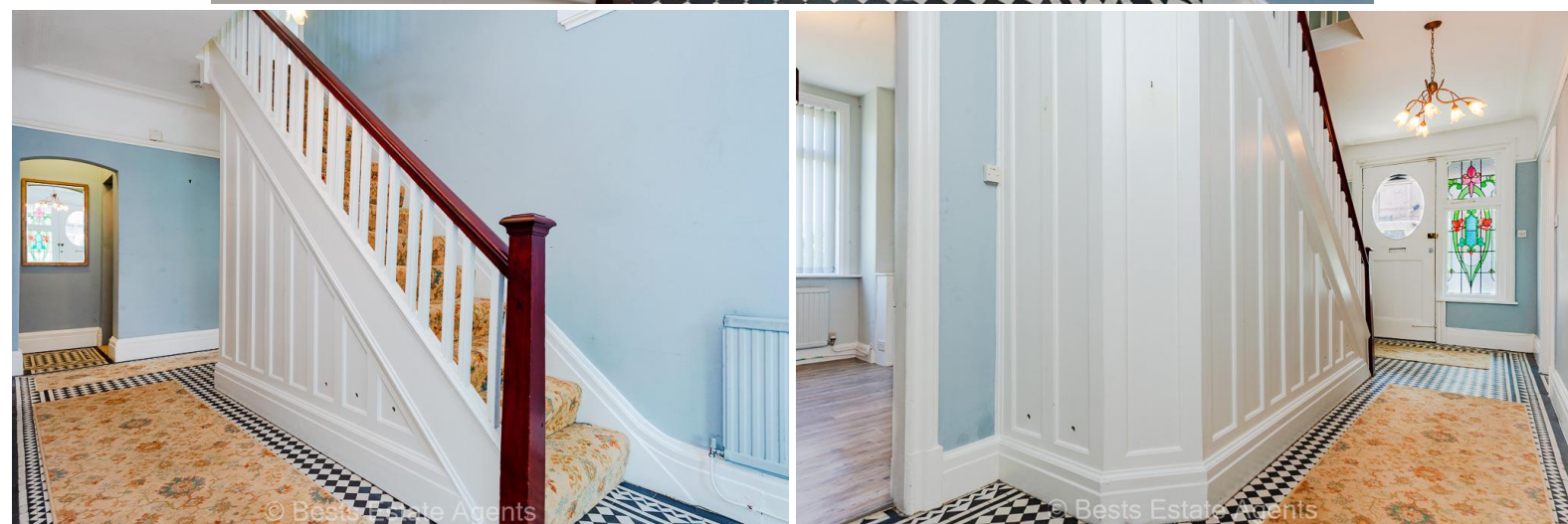
The property comprises in more detail as follows;

Entrance Porch

PVC French doors open to entrance porch, PVC double glazed units.

Entrance Hallway

Original over sized front door opens to large welcoming hallway with all main rooms off, extensive Minton tiled floor, single panel radiator, built in storage cupboard, fitted picture rail, original stained glass window to side elevation, coving, one double power point.



Lounge 16' 0 in to bay window" x 13' 11" (4.87m x 4.24m)

Coved ceiling, fitted picture rail, fitted wall lights, double panel radiator, living flame coal effect period style gas fire standing on decorative hearth and back, three double power points.

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Day Room 13' 10" x 11' 10" (4.21m x 3.60m)

PVC double glazed window to front elevation plus large feature PVC bay window to front elevation, double panel radiator, three double power points, fitted picture rail, coved ceiling.



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Dining Room 11' 10" x 11' 6" (3.60m x 3.50m)

Single panel radiator, PVC double glazed window to rear elevation, built in alcove cabinetry, two double power points, built in under stairs pantry cupboard.

Kitchen 13' 10" x 9' 5" (4.21m x 2.87m)

Having modern fitted base and wall units comprising four burner gas hob with filter hood above, Highline electric Neff oven and integrated microwave, integrated fridge freezer, dishwasher and washing machine, PVC double glazed windows to side and rear elevations, fitted mini ceiling down lighters, five double power points, inset single drainer sink with high neck mixer tap over, entrance door to rear elevation.



First Floor Landing

Stairs from entrance hall to first floor landing, built in storage cupboard, fitted picture rail, coved ceiling, built in airing cupboard housing hot water cylinder.

Bedroom One Front 16' 0" into bay window" x 14' 0" (4.87m x 4.26m)

Fitted picture rail, coved ceiling, built in mirror fronted sliding wardrobes with hanging rails and shelves, PVC double glazed bay window to front elevation, single panel radiator, two double power point.



Bedroom Two Front 13' 9" x 11' 9" (4.19m x 3.58m)

Single panel radiator, built in wardrobes with mirror fronted sliding doors, fitted picture rail, coved ceiling, large feature PVC bay window to front elevation, two double power points.

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Bedroom Three Rear 11' 5 into bay window" x 11' 11" (3.48m x 3.63m)

PVC double glazed bay window to rear elevation, single panel radiator, coved ceiling, fitted picture rail, one double power point.

Useful Loft Storage Area 14' 10" x 10' 4" (4.52m x 3.15m)

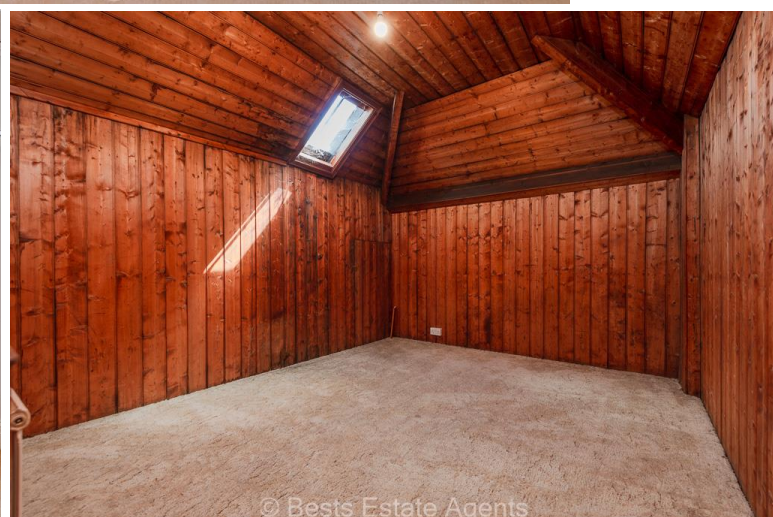
Door in bedroom four opens to useful loft storage area, tongue and groove clad walls, fitted roof light, eaves storage, single panel radiator, one double power point.



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Bedroom Four Rear 13' 10" x 7' 3" (4.21m x 2.21m)

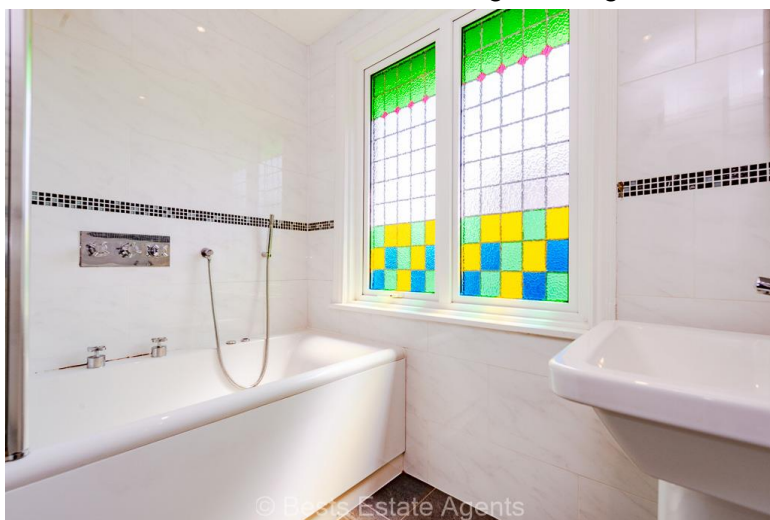
PVC double glazed window to rear elevation, single panel radiator, fitted picture rail, one double power point.

Bathroom

Having a white suite comprising pedestal wash hand basin with mixer tap over, panelled jacuzzi style bath with mixer shower attachment with additional shower wand, fully tiled walls, tiled floor, PVC double glazed stained glass window to side elevation, chrome effect heated towel rail, fitted mini ceiling down lighter.

Separate WC

Having a low level WC, fully tiled walls, stained glass PVC window to rear elevation, tiled floor, fitted mini ceiling down lighters.



Externally

Approached via Runcorn Golf Club and accessed via wrought iron gates, the property is fronted by a deep laid lawn frontage with mature perimeter hedge rows along with a long tarmac driveway which leads to a detached double garage. To the rear there is a very reasonable size fully enclosed garden with paved patio areas, laid lawn and mature hedge rows all of which enjoys a private aspect not being overlooked. There is also a useful WC with external access.



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Useful Information About This Property:

- EXECUTIVE FAMILY HOME
- RUNCORN GOLF CLUB TO FRONT
- HIGHER RUNCORN LOCATION
- SPACIOUS PERIOD STYLE HOME
- DETACHED DOUBLE GARAGE
- NOT OVERLOOKED TO REAR
- 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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