

bp5490



8 Marlston Place
Runcorn
WA7 4YF
Extended 3 Bed Semi Detached
House

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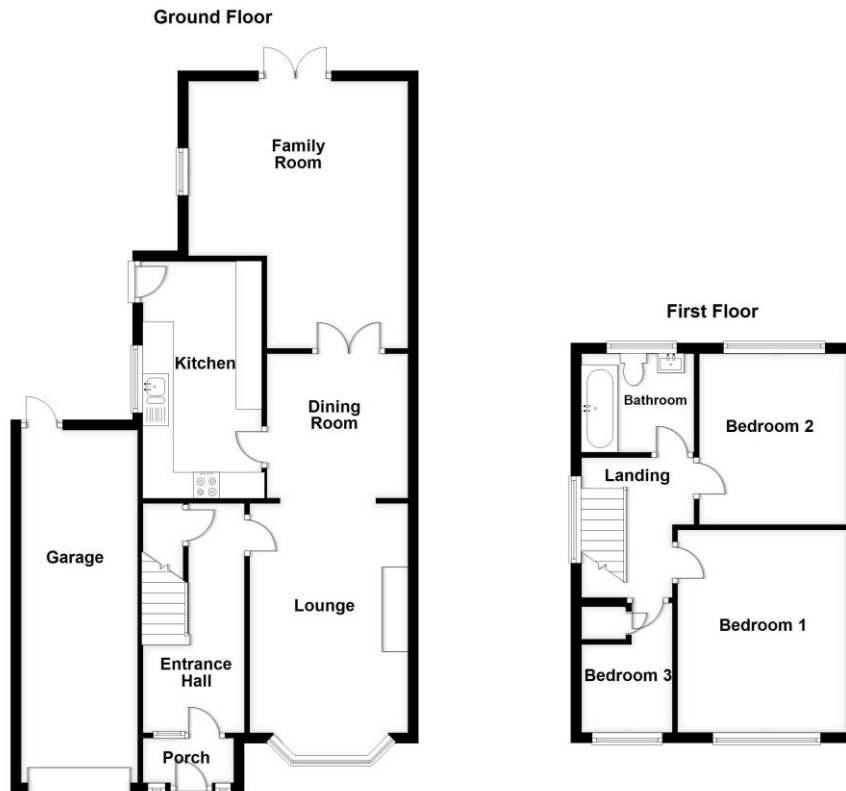
£215,000

Viewing Advised



8 Marlston Place, Runcorn, Cheshire, WA7 4YF

EXTENDED THREE BEDROOM FAMILY HOME - CUL DE SAC WITHIN A SOUGHT AFTER AREA Marlston Place stands at the head of Ashbourne Avenue, accessed via Clifton Road, a highly desirable location within an established part of Runcorn. Being well served by schooling and amenities this extended three bedroom semi detached property has been well maintained by the current owner and offers a little more than the average dwelling. Consisting of an entrance porch leading to a welcoming hallway, lounge through dining room with kitchen and impressive, extended family room off to the ground floor whilst three bedrooms and a family bathroom complete the first floor. Externally the property has a block paved driveway providing off road parking leading to an attached garage with separate rear access whilst the well tended rear garden is of a reasonable size and enjoys a fairly private aspect, backing on to Runcorn Golf Club meaning its not directly overlooked whilst having a west facing aspect. Internal inspection is highly advised to fully appreciate this well cared for home. 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. 09/08/2024 11:08:12 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

Glazed panel front door opens to porch, tiled floor.

Entrance Hall

PVC double glazed front door opens to entrance hall, one single power point, radiator, built in under stairs storage cupboard, real wood flooring.



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Lounge 14' 7" x 10' 1" (4.44m x 3.07m)

PVC double glazed bay window to front elevation, living flame coal effect gas fire standing on decorative hearth and back, fitted dado rail, coved ceiling, fitted wall lights, four double power points, tv aerial point.



Dining Room 9' 2" x 8' 11" (2.79m x 2.72m)

Fitted dado rail, coved ceiling, two double power points.



Family Room 16' 10 maximum" x 13' 11 maximum" (5.13m x 4.24m)

Glazed panel doors from from dining room open to family room, PVC double glazed French doors to rear elevation, PVC double glazed window to side elevation, two single panel radiators, real wood flooring, coved ceiling, fitted wall lights, four double power points, tv aerial point.

Kitchen 15' 0" x 6' 8" (4.57m x 2.03m)

Having a range of fitted base and wall units comprising of one and a half bowl single drainer Acrylic style sink with high neck mixer tap over, in set four ring electric hob with filter hood above, highline electric oven and integrated microwave, plumbing and



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drainage for automatic washing machine, integrated fridge, fitted mini ceiling down lighters, coved ceiling, splashback tiling, five double power points, tiled floor, PVC double glazed window and entrance door to side elevation.



First Floor Landing

Stairs from hallway to first floor landing, access to partially boarded loft, PVC double glazed window to side elevation, one single power point.

Bedroom One Front 13' 0" x 10' 1" (3.96m x 3.07m)

PVC double glazed window to front elevation, single panel radiator, extensive fitted bedroom furniture, two double and one single power points.

Bedroom Two Rear 10' 10" x 9' 0" (3.30m x 2.74m)

Single panel radiator, real wood flooring, PVC double glazed window to rear elevation, one double power point.



Bedroom Three Front 8' 6 maximum" x 6' 0" (2.59m x 1.83m)

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, two single power points, built in storage cupboard.

Bathroom

A fully tiled room with white suite comprising of low level WC, panel bath with mixer tap and mixer shower over with waterfall style shower head and additional shower wand, fitted glass shower screen, wash hand basin with mixer tap over and vanity storage

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beneath, fitted wall mirror, chrome effect heated towel rail, tiled floor, fitted mini ceiling down lighters, PVC double glazed window to rear elevation.



Externally

The property forms part of a small Cul de sac at the top of Ashbourne Avenue being fronted by a block paved driveway providing off road parking and leading to an attached single garage with metal up and over door, separate rear access, power and light which also has a wall mounted combination gas central heating boiler whilst to the rear there is a very pleasant well maintained garden which has laid lawn, paved patio and mature borders all of which enjoys a very pleasant aspect not being directly overlooked and having Runcorn Golf Club beyond.



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Useful Information About This Property:

- EXTENDED FAMILY HOME
- CUL DE SAC POSITION
- HIGHLY REGARDED AREA
- NOT OVERLOOKED TO REAR
- ATTACHED GARAGE
- CLOSE TO HIGHLY REGARDED SCHOOLING
- PERFECT FAMILY HOME
- COUNCIL TAX BAND: B

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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.