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7 Ullswater Grove  
Beechwood, Runcorn  
WA7 2QZ  
2 Bedroom Detached Bungalow

£285,000

Viewing Advised

Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk  
[www.bests.co.uk](http://www.bests.co.uk)



## 7 Ullswater Grove, Beechwood, Runcorn, Cheshire, WA7 2QZ

\*BEAUTIFULLY PRESENTED MOVE IN READY HOME - FORMER THREE BEDROOM - CUL DE SAC POSITION - POPULAR BEECHWOOD ADDRESS - NO CHAIN\* This FORMER THREE BEDROOM detached bungalow is brought to the market in a move in ready condition and is sure to impress those who view. Presented to exemplary standards throughout with a quality modern finish making it the perfect purchase for those who seek a property arranged over one level. The previous owners have conducted a host of works including updated kitchen, shower room, installation of a utility room, replastering and updated combination gas central heating along with slightly reconfiguring the internal layout to accommodate the amalgamation of the original master bedroom and adjoining third bedroom, creating a bright and spacious master bedroom which could be reinstated with ease. The accommodation provided consists of an entrance porch which leads to a welcoming entrance space, opening up to a spacious kitchen dining area, a great size lounge with bay window to front and the useful utility area is also accessed via this entrance area, an inner hallway has two great bedrooms and the recently updated modern shower room off. Externally a block paved driveway provides off road parking and leads to an attached storage space with electronically operated door whist to the rear, a very reasonable size garden with paved patio, laid lawn garden with raised borders can be found which enjoys a very pleasant tree lined aspect and is not directly overlooked. A quality, modern move in ready home which really should be viewed, only then can all which is on offer be fully appreciated. 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](http://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. 16/08/2024 10:46:44 The content of these sales details are the copyright of Bests Estate Agents.

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**The property comprises in more detail as follows;**

**Entrance Porch**

PVC double glazed front door opens to entrance porch, PVC double glazed units to front elevation.

**Entrance Hall Area**

PVC double glazed front door opens to entrance hall area, double panel radiator, double power point.

**Kitchen/ Dining Room 18' 10" x 9' 7" (5.74m x 2.92m)**

Kitchen area has a range of modern high gloss fitted base and wall units comprising of one and a half bowl porcelain style sink with high neck mixer tap over, inset four ring electric hob with electric oven beneath, high gloss tiled flooring, PVC double glazed window to rear and side elevations and PVC double glazed door to rear elevation, four double power points. Dining area has a double panel radiator and two double power points.



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**Utility room 9' 1" x 7' 5" (2.77m x 2.26m)**

Having fitted base and wall units with integrated fridge freezer, plumbing and drainage for automatic washing machine, single drainer stainless steel sink with high neck mixer tap over, single panel radiator, high gloss tiled flooring, wall mounted combination gas central heating boiler, two double power points.



**Lounge 15' 3" x 15' 1" (4.64m x 4.59m)**

PVC double glazed bay window to front elevation, two double panel radiators, four double and one single power points, coved ceiling.

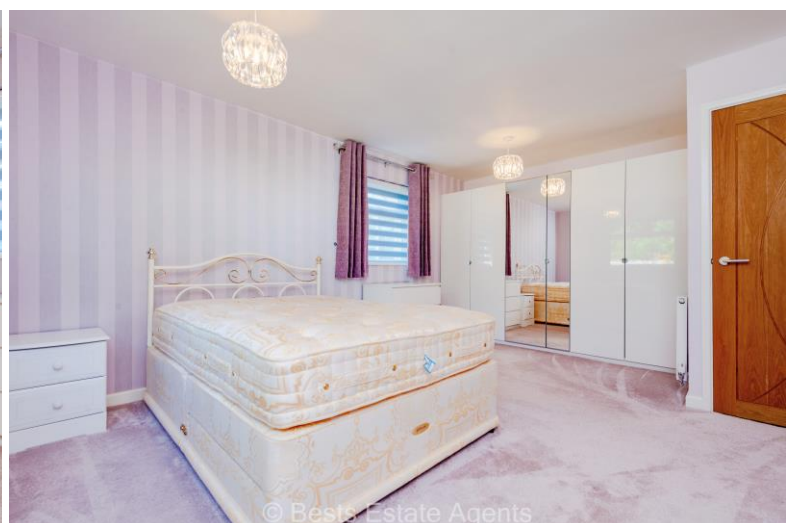


**Inner Hallway**

Single panel radiator, access to loft.

**Bedroom One Rear 12' 1" maximum" x 16' 10" maximum" (3.68m x 5.13m)**

Originally two separate rooms which have been merged together to create an impressive size master bedroom with PVC double glazed windows to rear and side elevations, one double and one single panel radiators, three double power points, built in fitted wardrobes.



**Bedroom Two Rear 11' 10" x 8' 10" (3.60m x 2.69m)**

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

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### Shower Room

A recently updated room having low level WC, vanity wash hand basin with mixer tap over and storage below, oversize walk in shower enclosure, tiled floor, two PVC double glazed windows to side elevation.



### Externally

Property forms part of a Cul de sac on a popular Beechwood estate being fronted by a block paved driveway and laid lawn garden with mature shrubbery, driveway leads to an attached former garage now utilised as a storage area which has roller shutter style door, meters and services, power and light. To the rear of the property there is a reasonable sized garden which is fully landscaped with paved patio, laid lawn and raised planters all of which enjoys a pleasant leafy aspect not being directly overlooked.



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**Useful Information About This Property:**

- SOUGHT AFTER
- BEECHWOOD LOCATION
- FORMER THREE BEDROOM DESIGN
- QUALITY FINISH
- NOT OVERLOOKED TO REAR
- UTILITY ROOM
- FREEHOLD TENURE
- MOVE IN READY
- 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.