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19 Pilgrims Way
Sandymoor, Runcorn
WA7 1XP
Former 4 Bedroom Now 3
Bedroom Detached House

Offers in the Region Of
£365,000

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19 Pilgrims Way, Runcorn, Cheshire, WA7 1XP

FORMER FOUR BEDROOM DESIGN - TWO EN SUITE SHOWER ROOMS - BEAUTIFUL FAMILY HOME Standing within the ever popular and highly desirable Sandymoor area is this lovely FORMER FOUR bedroom detached family home. The current owners have amalgamated bedroom two and four of the original design to create an excellent sized bedroom to fit their living needs, easily reinstated with minimal cost. Upon viewing the exterior of the property it becomes apparent how well maintained this home is, standing within the Cul De Sac of Pilgrims Way, an established area on the Sandymoor development. Upon entering the property viewers will be greeted by a spacious and welcoming hallway which gives access to all of the ground floor rooms including lounge, kitchen breakfast room, dining room and subdivided garage where a useful storage room has been created. Ascending to first floor level, two generous double bedrooms with en suite shower rooms, a further bedroom and family bathroom can be found. Externally, a double width driveway provides off road parking whilst the very reasonable size rear garden is well tendered with stocked borders and paved patio. A very pleasant, modern detached family home which we feel will certainly impress.



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. 12/04/2025 15:54:20 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Recessed entrance- Double glazed front door opens to entrance hall, wood effect laminate flooring, coved ceiling, two double power points, built in under stairs storage cupboard, radiator.

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Lounge 15' 10 into bay window" x 13' 10" (4.82m x 4.21m)

PVC double glazed bay window with French doors opening to rear elevation, coved ceiling, single panel radiator, three double power points, Ornate period style living flame coal effect gas fire standing on decorative hearth and back.



Dining Room 14' 5" x 9' 1 maximum" (4.39m x 2.77m)

Wood effect laminate flooring, PVC double glazed windows to front and side elevations, single panel radiator, coved ceiling, four double power points.



Kitchen/Breakfast Room 16' 0" x 10' 1" (4.87m x 3.07m)

Having a range of fitted base and wall units comprising one and a half bowl Acrylic style sink with flexible high neck mixer tap over, in set four burner gas hob with filter hood above and electric double oven beneath, plumbing and drainage for automatic washing machine and dishwasher, wood effect laminate flooring, single panel radiator, fitted mini ceiling down lighters, splash back tiling, four double and one single power points, PVC double glazed bay window and entrance door to rear elevation.



Former Garage 12' 9" x 8' 1" (3.88m x 2.46m)

Former garage has been sub divided to create an additional storage/office space having two double power points and wall mounted gas central heating boiler.

First Floor Landing

Stairs from hall to first floor landing, access to loft, one single power point, single panel radiator, built in airing cupboard with insulated hot water cylinder.

Bedroom One Front 12' 6" x 18' 5 maximum" (3.81m x 5.61m)

Having three PVC double glazed windows to front elevation, two single panel radiators, built in fitted wardrobes, three double and one single power points, useful built in cupboard currently used as a wardrobe.

En-suite Shower Room

Having low level WC, pedestal wash hand basin, over sized fully tiled walk in shower enclosure with mixer shower attachment, chrome effect heated towel rail, splash back tiling, fitted shaver point, extractor fan, PVC double glazed window to front elevation.

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Bedroom Two Rear 15' 3" x 13' 7 maximum" (4.64m x 4.14m)

Two PVC double glazed windows to rear elevation, two single panel radiators, two double power points, built in wardrobe.

En-suite Shower Room

Having low level WC, wash hand basin with mixer tap over, fully tiled corner shower enclosure with mixer shower attachment, chrome effect heated towel rail, tile effect laminate flooring, splash back tiling, PVC double glazed window to side elevation, fitted extractor fan.

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Bedroom Three Rear 10' 5" x 8' 10"
(3.17m x 2.69m)

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

Family Bathroom

Having low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath, attractive splash back tiling, heated towel rail, PVC double glazed window to side elevation, fitted extractor fan.



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Externally

Property forms part of a very pleasant Cul de sac being fronted by a double width block paved driveway providing off road parking whilst a lawn garden with mature perimeter hedgerow also fronts the property. To the rear there is a fully enclosed very reasonable size well tended garden with paved patio, stocked borders and separate side access.



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Useful Information About This Property:

- FORMER FOUR BEDROOM DESIGN
- VERY WELL PRESENTED FAMILY HOME
- TWO EN SUITE SHOWER ROOMS
- CUL DE SAC POSITION
- FREEHOLD TENURE
- CLOSE TO AMENITIES AND SCHOOLING
- EXCELLENT FAMILY HOME
- COUNCIL TAX BAND: E

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