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16 Hamlin Close
Runcorn
WA7 4RF
3 Bedroom Detached House With
Orangery

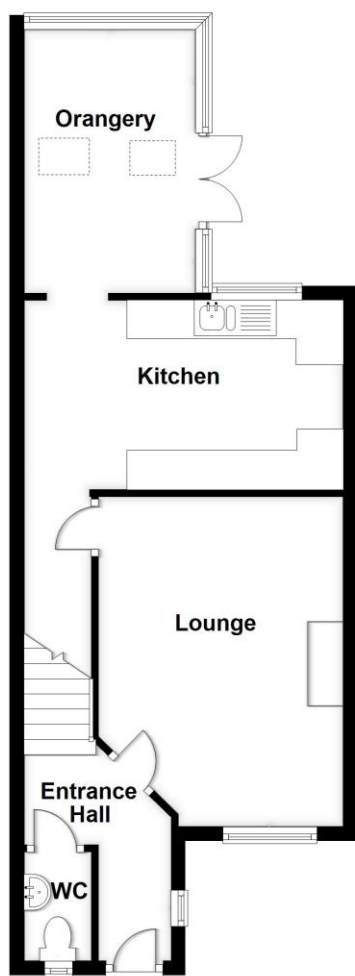
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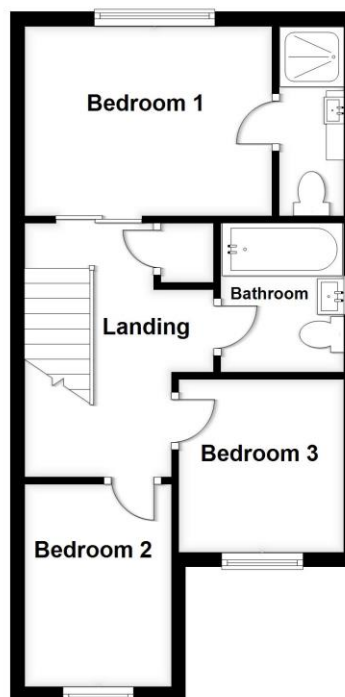
16 Hamlin Close, Runcorn, Cheshire, WA7 4RF

WESTON VILLAGE LOCATION - ORANGERY - UPDATED KITCHEN AND BATHROOM - SOUTH FACING REAR GARDEN Tucked away in the sought-after cul-de-sac of Hamlin Close, Weston Village, this attractive three-bedroom detached home offers a perfect blend of comfort and modern updates. Weston Village is a long-established and highly desirable area within Runcorn, offering an excellent primary school, local amenities, and the scenic Runcorn Hill/Heath Park, just a short stroll away. The property has been thoughtfully updated in recent years, including a contemporary kitchen and family bathroom. A stylish orangerie at the rear creates an ideal space to relax and take in the views over the south-facing garden. The ground floor comprises an entrance hallway with a WC, lounge, a modern kitchen, and the orangerie. On the first floor, you'll find three bedrooms, including a master with an en-suite shower room, as well as a family bathroom. Externally, the home features a front lawn garden, a tarmac driveway providing ample off-road parking, and a detached garage, accessed via timber gates. The rear garden offers great potential with a split-level lawn, mature trees, and a tarmac patio area, all enjoying a private, south-facing aspect. This is an ideal home for a variety of buyers, located in a friendly, welcoming community. Early viewing is highly recommended to fully appreciate the property. EPC:C(69)

Ground Floor



First 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 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. 06/04/2025 10:43:21 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 Hallway

Double glazed front door opens to hallway, wood effect laminate flooring, double panel radiator, PVC double glazed window to side elevation, coved ceiling, one single power point.

Ground Floor Cloaks

Low level WC, pedestal wash hand basin, single panel radiator, splash back tiling, PVC double glazed window to front elevation.

Lounge 15' 2" x 11' 4" (4.62m x 3.45m)

PVC double glazed window to front elevation, wood effect flooring, coved ceiling, living flame coal effect gas fire standing on decorative hearth and back, three double power points, single panel radiator.



Kitchen 14' 5" x 8' 9" (4.39m x 2.66m)

Having a range of fitted units comprising one and a half bowl single drainer sink with mixer tap over, space for gas range cooker, splash back tiling, integrated fridge freezer and washing machine, two double and one single power points, single panel radiator, tiled floor, coved ceiling, wall mounted gas central heating boiler, PVC double glazed window to rear elevation.



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Orangery 12' 0" x 7' 10" (3.65m x 2.39m)

Two fitted Velux roof lights and mini ceiling down lighters, PVC double glazed units and French doors open to side elevation, electric wall heater, four double power points.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, built in storage cupboard housing insulated hot water cylinder, access to loft, one double power point.

Bedroom One Rear 11' 4" x 8' 9" (3.45m x 2.66m)

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

En-suite Shower Room

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Low level WC, wash hand basin with vanity storage beneath, fully tiled walk in shower enclosure with mixer shower, splash back tiling, fitted extractor fan.



Bedroom Two Front 9' 7" x 6' 8" (2.92m x 2.03m)

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



Bedroom Three Front 8' 2" x 7' 7" (2.49m x 2.31m)

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



Family Bathroom

Having an updated white three piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath with fitted glass shower screen and electric shower over, attractive splash back tiling, PVC double glazed window to side elevation, fitted extractor fan, single panel radiator.



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Externally

Property forms part of a pleasant Cul de sac positioned within Weston Village. Being fronted by a lawn garden and tarmac driveway providing ample off road parking with timber gates opening to a detached single garage with metal up and over door, power, light and separate side access. Whilst, the rear garden is a very generous size having extensive tarmac patio, laid lawn and large lower section with mature trees all of which is not directly overlooked and enjoys a south facing aspect.



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Useful Information About This Property:

- UPDATED KITCHEN AND FAMILY BATHROOM
- FREEHOLD TENURE
- WESTON VILLAGE LOCATION
- SOUTH FACING REAR GARDEN
- EN SUITE MASTER BEDROOM
- CUL DE SAC POSITION
- DETACHED GARAGE
- COUNCIL TAX BAND: D

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