

bp5548



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7 Millersdale Grove  
Beechwood West  
Runcorn  
WA7 2QH  
3 Bed Semi Detached House

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**£220,000**

**Viewing Advised**

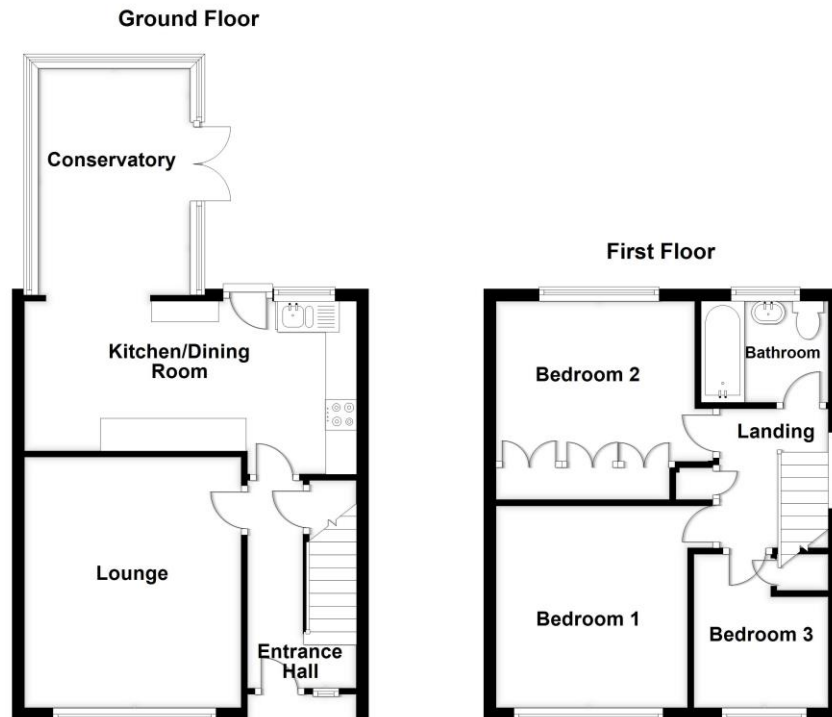




## 7 Millersdale Grove, Beechwood, Runcorn, Cheshire, WA7 2QH

\*BEECHWOOD LOCATION - FREEHOLD TENURE - CONSERVATORY - GARAGE\*

This three bedroom semi detached home stands within the established and highly regarded Beechwood area of Runcorn, just a short walk for popular primary and secondary schools making it the perfect choice for families. Offering well proportioned accommodation which briefly consists of an entrance hallway, spacious lounge and open plan kitchen dining area which flows into the conservatory. creating a brilliant entertaining space. At first floor level three bedrooms, two of which are doubles can be found along with a family bathroom. PVC double glazing is installed along with combination gas central heating. Externally, a paved driveway provides off road parking and leads to a detached single garage. The rear garden is fully paved, isn't directly overlooked and offers potential buyers scope to create a manageable sized entertaining space. 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. 04/02/2025 17:01:25 The content of these sales details are the copyright of Bests Estate Agents.

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

### Entrance Hallway

PVC double glazed front door opens to hallway, wood effect laminate flooring, single panel radiator, one single power point, built in under stairs storage cupboard housing a recently installed wall mounted combination gas central heating boiler.

### Lounge 13' 5" x 11' 6" (4.09m x 3.50m)

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, two double and one single power points, coved ceiling.



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**Kitchen/Diner 17' 11" x 9' 3" (5.46m x 2.82m)**

Having a range of recently installed modern base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, in set four ring electric hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, tiled floor, integrated fridge freezer, PVC double glazed window and entrance door to rear elevation, four double and two single power points, coved ceiling. Dining area has wood effect laminate flooring, double panel radiator, coved ceiling.

**Conservatory 12' 1" x 8' 0" (3.68m x 2.44m)**

Having PVC double glazed units with French doors to side elevation, double panel radiator, wood effect laminate flooring, three double power points.

**First Floor Landing**

Stairs from hall to first floor landing, built in storage cupboard, one single power point, PVC double glazed window to side elevation, access to loft which has pull down ladder.

**Bedroom One Front 11' 9" x 11' 7" (3.58m x 3.53m)**

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

**Bedroom Two Rear 11' 10 maximum" x 8' 5" (3.60m x 2.56m)**

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

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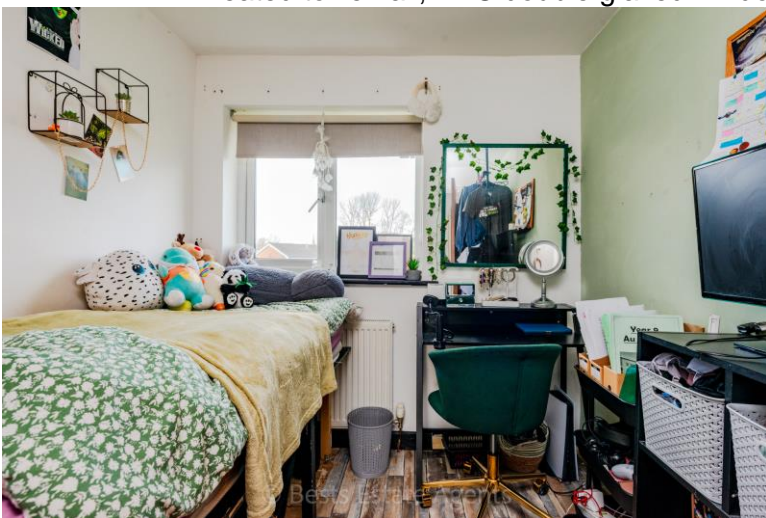


### **Bedroom Three Front 8' 8" x 7' 5" (2.64m x 2.26m)**

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

### **Bathroom**

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with electric shower over, fully tiled walls, chrome effect heated towel rail, PVC double glazed window to rear elevation.



### **Externally**

Property is fronted by a laid lawn garden and paved driveway leading down to the side of the property where there is a detached single garage with metal up and over door, separate side access, power and light. To the rear of the property there is a low maintenance fully paved garden which enjoys a fairly pleasant aspect not being directly overlooked.

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### **Useful Information About This Property:**

- CONSERVATORY
- GARAGE
- FREEHOLD TENURE
- IDEAL FAMILY HOME
- POPULAR BEECHWOOD LOCATION
- NOT OVERLOOKED TO REAR
- COUNCIL TAX BAND: C
- SHORT WALK TO PRIMARY AND SECONDARY SCHOOLING

### **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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