

bp5535



18 Croasdale Drive
Beechwood
Runcorn
WA7 2RJ
3 Bed Detached Bungalow

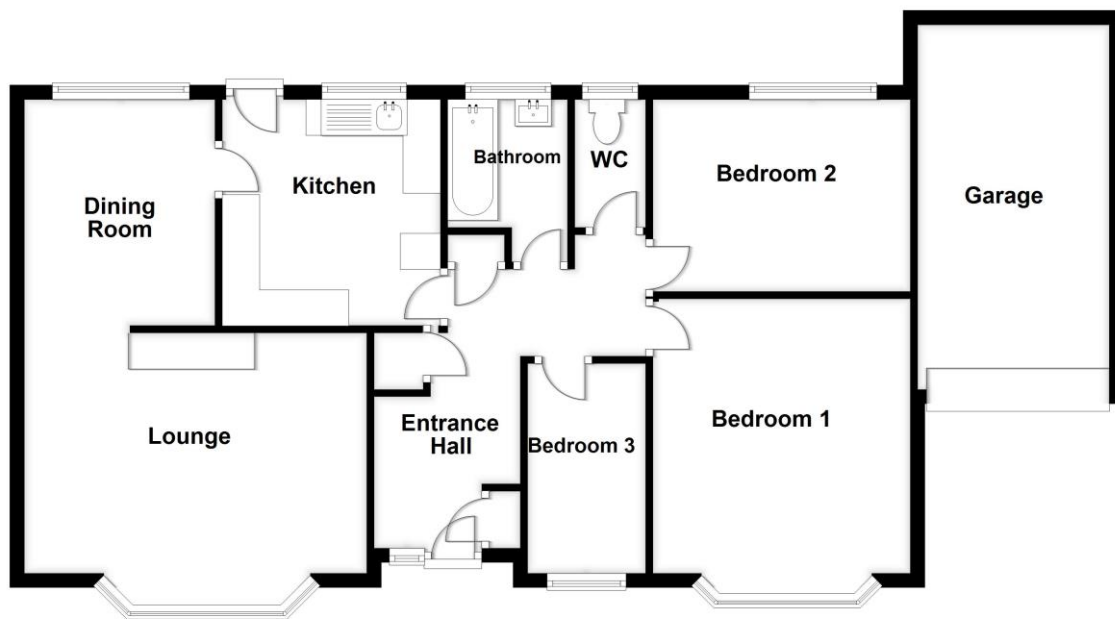
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk

Offers in Excess of
£230,000

18 Croasdale Drive, Beechwood, Runcorn, Cheshire, WA7 2RJ

BEECHWOOD LOCATION - FREEHOLD TENURE - COMMANDING POSITION Standing within the desirable and sought after Beechwood development is this THREE BEDROOM detached bungalow which is brought to the market with no chain involved. Occupying an enviable position at the top of Croasdale Drive enjoying an open aspect to the front is this detached bungalow, ideally suited to those buyers who wish to implement their own scheme of improvements to create their perfect home. Offering a well proportioned layout arranged around a central hallway with ample storage which gives access to a lounge with dining room off, kitchen, three bedrooms, a bathroom and separate WC. Externally, a lawn garden fronts the property whilst the paved driveway provides off road parking and leads to an attached single garage. The rear garden enjoys a fair degree of privacy and is the ideal size for those who seek a reasonable but manageable size garden. A property which offers massive potential, call our office today to arrange a viewing. EPC:TBC

Ground 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. 10/02/2025 11:22:13 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Central Hallway

Front door opens to central hallway with all main rooms off, wood effect laminate flooring, coved ceiling, single panel radiator, one single power point, access to loft, three built in storage cupboards one housing a floor mounted gas central heating boiler and insulated hot water cylinder.

Lounge 15' 7" x 11' 2" (4.75m x 3.40m)

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, coved ceiling, one double and one single power point, three bar radiant gas fire.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Dining Room 10' 6" x 8' 9" (3.20m x 2.66m)

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



Kitchen 10' 4" x 9' 11" (3.15m x 3.02m)

Having fitted base and wall units comprising single drainer stainless steel sink, electric cooker point, PVC double glazed window and entrance door to rear elevation, splash back tiling, two single and one double power points, single panel radiator.



Bedroom One Front 11' 10" x 12' 7" (3.60m x 3.83m)

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

Bedroom Two Rear 11' 9" x 8' 10" (3.58m x 2.69m)

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

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Bedroom Three Front 9' 8" x 5' 6" (2.94m x 1.68m)

PVC double glazed window to front elevation, single panel radiator, one single power point.

Bathroom

Having a panel bath and pedestal wash hand basin, half tiling to walls, single panel radiator, PVC double glazed window to rear elevation.

Separate WC

Having low level WC, half tiling to walls, PVC double glazed window to rear elevation.

Externally

Property stands in a prominent position at the head of Croasdale Drive being fronted by a pleasant aspect with laid lawn garden, paved driveway provides off road parking and leads to a attached single garage with metal up and over door. Whilst to the rear of the property, there is a very reasonable sized fully enclosed garden with paved patio, laid lawn all of which enjoys a fairly private pleasant aspect not being directly overlooked.



Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Useful Information About This Property:

- EXCELLENT POSITION
- POPULAR BEECHWOOD ESTATE
- NO CHAIN
- ATTACHED GARAGE
- OFFERS AMPLE SCOPE
- WELL PROPORTIONED
- CLOSE TO AMENITIES
- 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.