

bp5564



19 Millersdale Grove
Runcorn
WA7 2QH
3 Bed Semi Detached House

£225,000

Viewing Advised

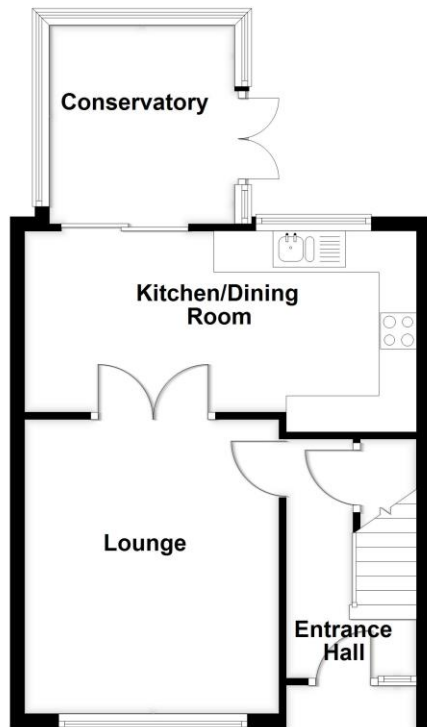
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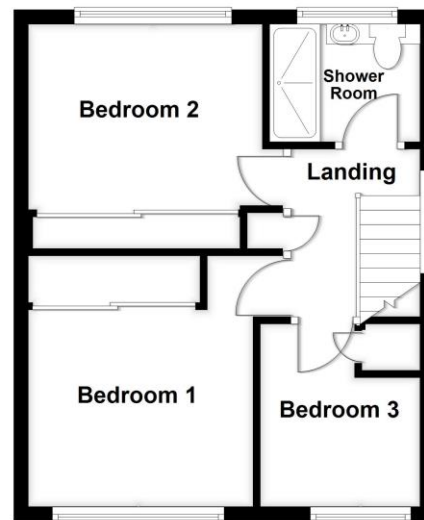
19 Millersdale Grove, Beechwood, Runcorn, Cheshire, WA7 2QH

FREEHOLD TENURE -CORNER PLOT -NOT OVERLOOKED TO REAR Standing within a superb cul de sac position offering a larger than average plot is this three bedroom semi detached home. Located within the ever popular and highly regarded Beechwood area of Runcorn, within walking distance of popular primary and secondary schooling makes this semi detached home a perfect choice for buyers with children of all ages. Consisting of an entrance hallway, lounge, kitchen/diner and conservatory to the ground floor whilst ascending to first floor level viewers will find three bedrooms and a shower room. Being a corner position means the property benefits from a larger than average plot, fronted by a lawn garden and block paved driveway providing ample off road parking and leading to the detached garage. The rear garden enjoys a fairly private aspect not being directly overlooked and offers excellent potential for those who would like to create their dream garden space. Arrange your viewing today. EPC:TBC

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. 10/03/2025 14:59:06 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Recently installed composite double glazed front door opens to entrance hall, tile effect flooring, single panel radiator, built in under stairs storage cupboard, one single power point.

Lounge 13' 3" x 11' 7" (4.04m x 3.53m)

PVC double glazed window to front elevation, double panel radiator, coved ceiling, living flame coal effect gas fire standing on decorative hearth and back, fitted wall lights, three double, one single power points, double doors opening to Kitchen/Diner.

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Kitchen/Diner 18' 0" x 8' 4" (5.48m x 2.54m)

Kitchen area has a range of fitted base and wall units comprising four burner gas hob with electric oven beneath and filter hood above, one and a half bowl single drainer sink with high neck mixer tap over, concealed wall mounted combination gas central heating boiler, integrated dishwasher and washing machine, splash back tiling, five double power points, double panel radiator, wood effect flooring, PVC double glazed window, sliding patio doors open to Conservatory.



Conservatory 9' 0" x 8' 5" (2.74m x 2.56m)

Having PVC double glazed units with French doors opening to side elevation, wood effect flooring, two double power points, fitted ceiling fan.

First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed window to side elevation, one single power point, wood effect flooring, built in storage cupboard, access to loft.



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Bedroom One Front 11' 10 maximum" x 11' 6" (3.60m x 3.50m)

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

Bedroom Two Rear 11' 10 maximum" x 10' 4 into fitted wardrobes" (3.60m x 3.15m)

Extensive fitted wardrobes with mirror fronted sliding doors, single panel radiator, PVC double glazed window to rear elevation, one double, one single power points, wood effect flooring.

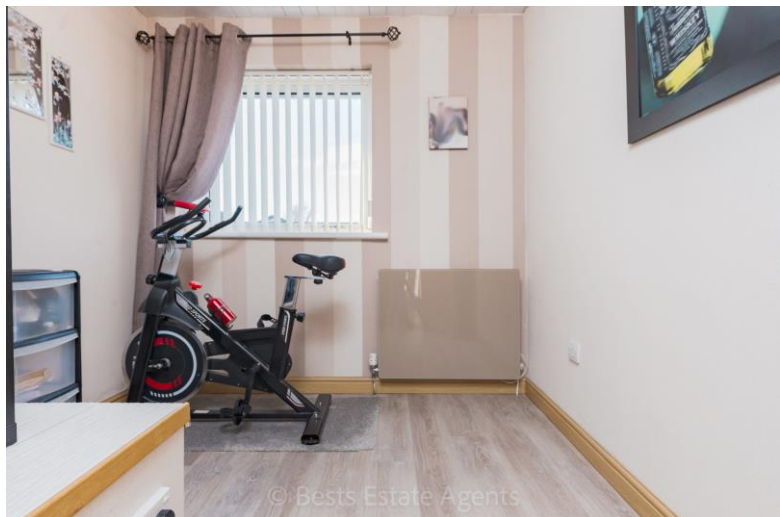


Bedroom Three Front 8' 6" x 7' 6" (2.59m x 2.28m)

PVC double glazed window to front elevation, built in storage cupboard, wood effect flooring, single panel radiator, one double, one single power points.

Shower Room

Having low level WC, wash hand basin with mixer tap over, oversized walk in shower enclosure with mixer shower attachment, waterfall style shower head and additional shower wand, chrome effect heated towel rail, wood effect flooring, splash back tiling, PVC double glazed window to rear elevation, fitted mini ceiling down lighters, extractor fan.



Externally

Property occupies a very pleasant corner Cul de sac position being fronted by a laid lawn garden and long block paved driveway providing ample off road parking and leading to a detached single garage whilst to the rear there is a generous sized garden with extensive laid lawn, paved and wood decked patio areas and planted borders all of which enjoys a fairly private aspect not being directly overlooked and having partial views towards Frodsham hill.

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Useful Information About This Property:

- CLOSE TO PRIMARY AND SECONDARY SCHOOLING
- CUL DE SAC POSITION
- LARGER THAN AVERAGE PLOT
- NOT OVERLOOKED TO REAR
- CONSERVATORY
- FREEHOLD TENURE
- POPULAR LOCATION
- COUNCIL TAX BAND: C

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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