

BP5568



3 Lutterworth Avenue  
Runcorn  
WA7 1HY  
3 Bed Detached House

£300,000

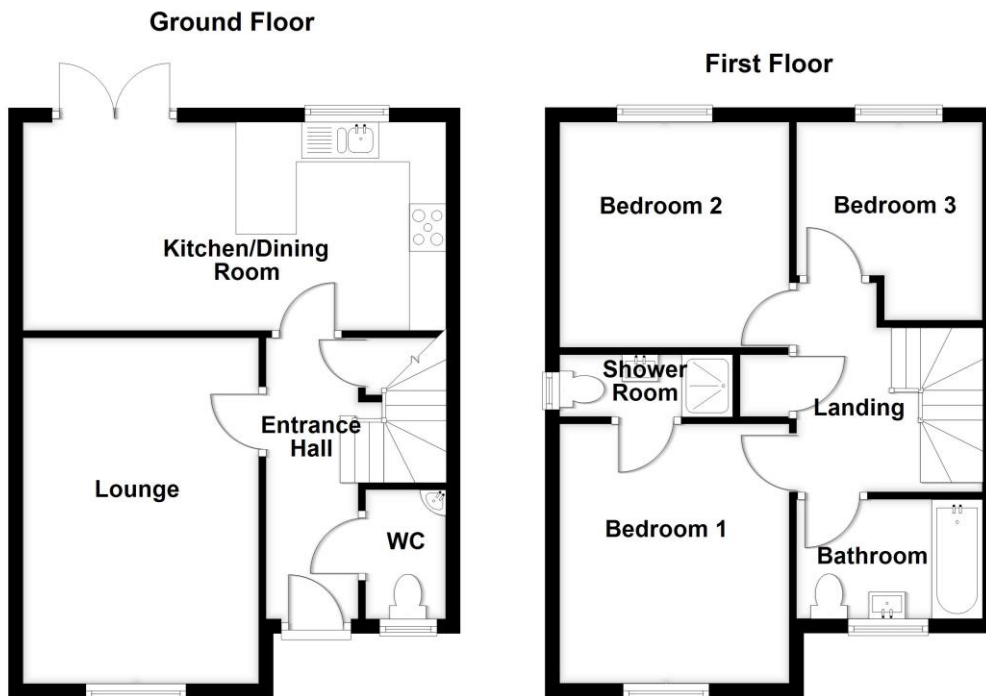
Viewing Advised

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### 3 Lutterworth Avenue, Sandymoor, Runcorn, Cheshire, WA7 1HY

\*BEAUTIFUL MODERN DETACHED HOME - SANDYMOOR LOCATION - EN SUITE MASTER BEDROOM - B RATED EPC - SOLAR PANELS\* This modern detached home stands along Lutterworth Avenue within the highly regarded Sandymoor area which is nestled perfectly on the outskirts of Runcorn. Sandymoor is the perfect choice for those with families, having scenic walks, children's park and everyday amenities including secondary schooling all within minutes of this well presented family home. Boasting a bright and airy design which consists of an entrance hallway with storage and ground floor WC, lounge and a full width kitchen dining room with French doors opening to the landscaped rear garden. At first floor level, the master bedroom benefits from having an en suite shower room whilst a further two bedrooms and a family bathroom complete the first floor. Externally a tarmac driveway leads to an attached garage with electric door. The current owner has landscaped the rear garden which has planted borders and paved patio area. EPC:B (86)



**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. 17/03/2025 19:58:26 The content of these sales details are the copyright of Bests Estate Agents.

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

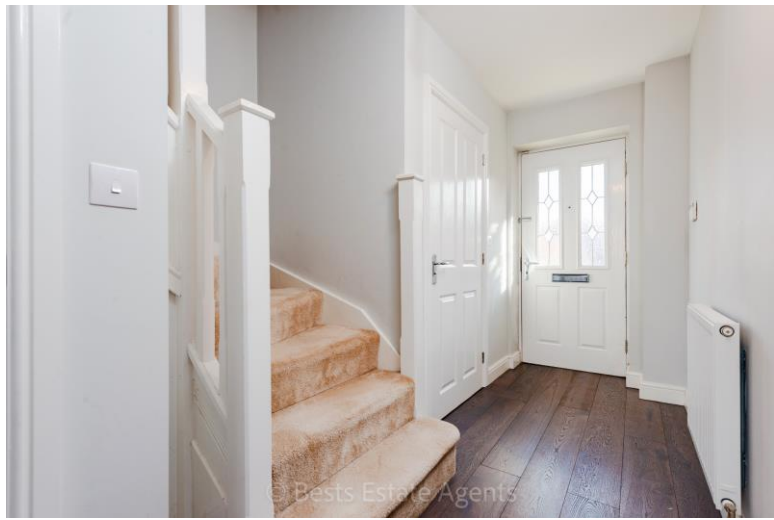
#### **Entrance Hall**

Double glazed composite front door opens to welcoming entrance hall, wood effect flooring, double power point, single panel radiator, built in storage cupboard.

#### **Ground Floor WC**

Having low level WC, half tiling to walls, corner wash hand basin with mixer tap over, single panel radiator, PVC double glazed window to front elevation, wood effect flooring.

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**Lounge 15' 8" x 10' 3" (4.77m x 3.12m)**

PVC double glazed window to front elevation, two single panel radiators, wood effect flooring, five double power points.



**Kitchen Dining Room 19' 0" x 9' 5" (5.79m x 2.87m)**

Kitchen area has a range of modern fitted base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, inset five burner gas hob with electric oven beneath and filter hood above, integrated fridge, freezer, washing machine and dishwasher, integrated microwave, two single panel radiators. concealed wall mounted combination gas central heating boiler, fitted mini ceiling down lighters, four double, one single power points, PVC double glazed window and entrance door to rear elevation.

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### **First Floor Landing**

Stairs from entrance hall to first floor landing, built in storage cupboard, single power point, access to loft.

### **Bedroom One Front 11' 8" x 10' 3" (3.55m x 3.12m)**

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

### **En-suite Shower Room**

Having low level WC, pedestal wash hand basin with mixer tap over, fully tiled walk in shower enclosure with mixer shower attachment, half tiling to walls, tiled floor, fitted extractor fan, fitted mini ceiling down lighters, single panel radiator, PVC double glazed window to side elevation.

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**Bedroom Two Rear 10' 5" x 10' 2" (3.17m x 3.10m)**

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

**Bedroom Three Rear 9' 7" x 8' 6" (2.92m x 2.59m)**

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

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### Family Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap, half tiling to walls, PVC double glazed window to front elevation, large chrome effect heated towel rail, tiled floor, fitted mini ceiling down lighters, fitted extractor fan.



### Externally

Property is fronted by a lawn garden with mature perimeter hedgerow, a tarmac driveway provides off road parking and leads to an attached single garage with electric metal up and over door, power and light whilst to the rear there is a fully enclosed reasonable size landscaped garden with paved patio areas, mature stocked borders, laid lawn and separate side access.

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**Useful information about this property:**

- SOLAR PANELS
- SANDYMOOR LOCATION
- LANDSCAPED REAR GARDEN
- B RATED EPC
- ATTACHED GARAGE
- CLOSE TO SCHOOLING
- OPEN PLAN KITCHEN DINER
- 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.

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