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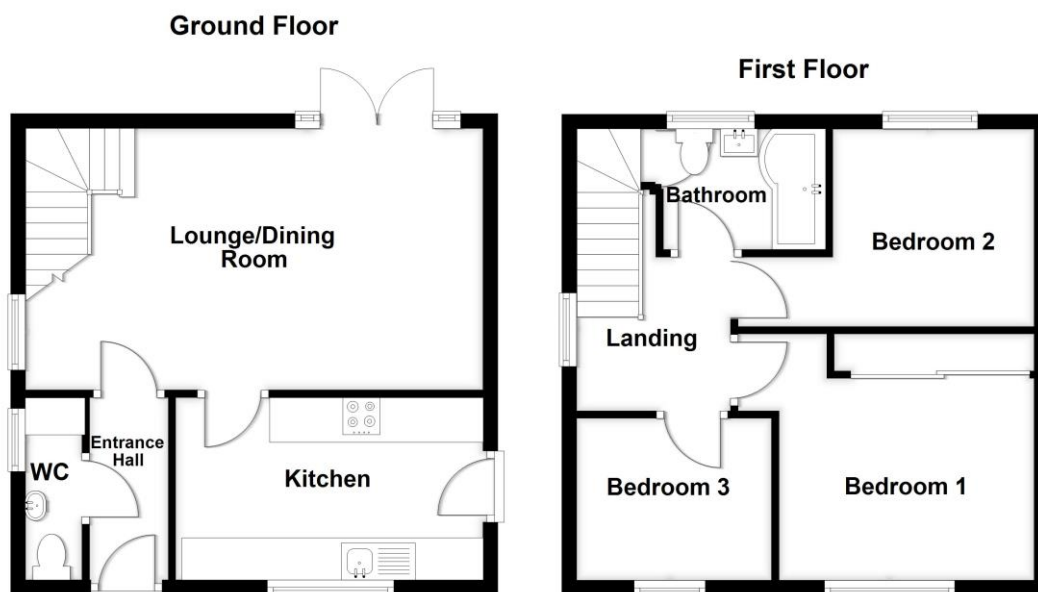
12 Merevale Close
Runcorn
WA7 2YQ
3 Bed Detached House

£240,000

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12 Merevale Close, Clifton Park, Beechwood, Runcorn, WA7 2YQ

DETACHED FAMILY HOME - GROUND FLOOR WC - CUL DE SAC POSITION - SOUTH FACING REAR GARDEN - SOLAR PANELS Standing within a small cul de sac within the popular Clifton Park Estate, a convenient location within the Beechwood area of Runcorn is this spacious three bedroom detached home. Having highly regarded primary and secondary schooling within walking distance makes it the perfect choice for younger families. Having been lovingly maintained throughout its current ownership this detached home consists of an entrance hallway with WC, lounge dining room with French doors opening to the south facing rear garden and a well appointed kitchen to the ground floor. At first floor level there are three bedrooms and a family bathroom. To the front of the property a paved driveway, lawn garden and additional gravel parking area can be found whilst to the rear there is a very reasonable sized, fully paved garden which enjoys the south facing aspect and offers huge potential. A loved family home which is perfectly suited to family buyers who seek a welcoming spacious property which is located within a well regarded and convenient area. EPC:D(67)



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. 02/05/2025 13:51:04 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, single panel radiator, single power point, fitted dado rail.

Ground Floor WC/Utility Room

Low level WC, wash hand basin, fully tiled walls, tiled floor, single panel radiator, PVC double glazed window to side elevation, plumbing and drainage for automatic washing machine, power for a tumble dryer.



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Lounge/Dining Room 20' 4" x 11' 7" (6.19m x 3.53m)

Fitted dado rail, two double panel radiators, PVC double glazed French doors opening to rear elevation, wall mounted electric fire, fitted wall lights, one single, one triple and three double power points, PVC double glazed window to side elevation.



Kitchen 13' 5" x 8' 2" (4.09m x 2.49m)

Having a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, inset four ring electric hob with filter hood above, highline electric double oven, plumbing and drainage for dishwasher, splash back tiling, two double, two single power points, PVC double glazed window to front elevation and PVC double glazed entrance door to side elevation, single panel radiator.

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First Floor Landing

Stairs from Lounge/Dining Room to first floor landing, PVC double glazed window to side elevation, fitted dado rail, access to loft, one single power point.

Bedroom One Front 13' 5 maximum" x 10' 10" (4.09m x 3.30m)

PVC double glazed window to front elevation, single panel radiator, fitted ceiling fan, fitted wardrobes with hanging rails, shelves and sliding mirrored fronts, one triple, one double power points.



Bedroom Two Rear 13' 5 maximum" x 9' 1" (4.09m x 2.77m)

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

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Bedroom Three Front 8' 8" x 7' 3" (2.64m x 2.21m)

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

**Bathroom**

A recently updated room having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, shower bath with fitted glass shower screen and mixer shower over, chrome effect heated towel rail, mini fitted ceiling down lighters, extractor fan, PVC double glazed window to rear elevation, built in storage cupboard housing combination gas central heating boiler.

**Externally**

Property forms part of a pleasant cul de sac being fronted by a paved driveway, lawn garden and a additional gravel parking area whilst to the rear there is a fully enclosed very reasonable size low maintenance garden enjoying a south facing aspect.

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Useful information about this property:

- CUL DE SAC POSITION
- SOUTH FACING REAR GARDEN
- SOLAR PANELS
- POPULAR AREA
- CLOSE TO SCHOOLING
- THREE GOOD SIZED BEDROOMS
- GROUND FLOOR WC
- COUNCIL TAX BAND: C

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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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