

bp5574



17 Whitley Close
Higher Runcorn
WA7 4SJ
Updated 4 Bed Detached House

£375,000

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17 Whitley Close, Higher Runcorn, Cheshire, WA7 4SJ

***HIGHLY REGARDED HIGHER RUNCORN LOCATION - RECENTLY UPDATED AND IMPROVED - CUL DE SAC POSITION *** Whitley Close, positioned off Moughland Lane in Higher Runcorn, is a highly regarded and sought after location. This particular property has been updated and improved throughout recent years to create an exemplary family home, flooded with natural light, while its spacious design makes it perfect for those with growing families. Upon entering, viewers will be greeted by a large hallway with a WC and plenty of storage. The heart of the home is an impressive open plan kitchen and dining area, designed for modern family living and entertaining. This space has been updated with a stylish dual tone high gloss kitchen featuring integrated appliances, ample worktop space, and flowing seamlessly into the dining area, making it a perfect hub for social gatherings. The lounge is a bright yet cosy space, benefiting from a full length feature window and large patio doors on either side, enhancing the connection to the outdoors. There are three double bedrooms at first floor level, along with a good sized fourth bedroom, most of which have built-in wardrobes to maximise usable space. The family bathroom has a recently installed contemporary suite with a shower bath. Externally, a wraparound garden fronts the property, with a block paved driveway leading to an attached garage. To the rear, a well maintained garden with a paved patio and lawn enjoys a desirable west facing aspect, ideal for evening relaxation.



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. 17/04/2025 13:13:16 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, tiled flooring, recently installed composite front door opens to large welcoming entrance hall.

Entrance Hall

Having wood effect flooring, single power point, two built in storage cupboards, double panel radiator.

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Ground WC

Having low level WC, wash hand basin, single panel radiator, wood effect flooring, PVC double glazed window.

Lounge 19' 1" x 11' 11" (5.81m x 3.63m)

Wood effect flooring, double panel radiator, PVC double glazed window to side elevation, PVC double glazed sliding patio doors to side elevation, one single, one double power point, living flame coal effect gas fire standing on decorative hearth and back.



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Kitchen/Dining Area 19' 5" x 12' 4" maximum (5.91m x 3.76m)

Having recently installed high gloss fitted base and wall units with single drainer sink with high neck mixer tap over, in set four burner gas hob with filter hood above, high line electric oven and integrated microwave, integrated washing machine and dishwasher, splash back tiling, tiled floor, fitted mini ceiling down lighters, concealed wall mounted gas central heating boiler, four double power points, PVC double glazed window to front elevation, PVC double glazed entrance door to side elevation. Dining Area has PVC double glazed window to side elevation, single panel radiator, tiled floor, one single power point.



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First Floor Landing

Stairs from entrance hall to first floor landing, double panel radiator, one single power point, PVC double glazed window to side elevation.

Bedroom One Front 12' 5 maximum" x 11' 11" (3.78m x 3.63m)

Wood effect flooring, single panel radiator, PVC double glazed window to side elevation, two single power points, built in wardrobe.



Bedroom Two 12' 4" x 8' 11" (3.76m x 2.72m)

Wood effect flooring, PVC double glazed window to side elevation, single panel radiator, two single power points.

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Bedroom Three 12' 6 maximum" x 10' 8" (3.81m x 3.25m)

Wood effect flooring, single panel radiator, PVC double glazed window to front elevation, two single power points, built in wardrobe.

**Bedroom Four 8' 8" x 6' 4" (2.64m x 1.93m)**

Wood effect flooring, single panel radiator, PVC double glazed window to side elevation, built in wardrobe, one double power point.

Bathroom

A recently updated room with a quality contemporary finish having low level WC, wash hand basin with waterfall style mixer tap over and vanity storage beneath, panel shower bath with fitted glass shower screen, waterfall style mixer tap and wall mounted electric shower, fully tiled walls, contemporary single panel radiator, LED wall mirror, fitted mini ceiling down lighters, built in storage cupboard, PVC double glazed window to front elevation, fitted extractor fan.

**Externally**

Property stands in a prominent Cul de sac position at the top of Whitley Close having an extensive wrap round lawn garden and block paved driveway which leads to an attached single garage with metal up and over door whilst the rear garden is of a reasonable size and has paved patio and laid lawn.

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Useful information about this property:

- HIGHER RUNCORN LOCATION
- CLOSE TO HIGHLY REGARDED SCHOOLING
- WEST FACING GARDEN
- CUL DE SAC POSITION
- ATTACHED GARAGE
- UPDATED KITCHEN AND BATHROOM
- BRIGHT TO SPACIOUS
- COUNCIL TAX BAND: E

MONEY LAUNDERING REGULATIONS

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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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