

BP5592



12 Thirsk Close
Runcorn
WA7 4YY
Extended 3 Bed Semi Detached
House With Garage

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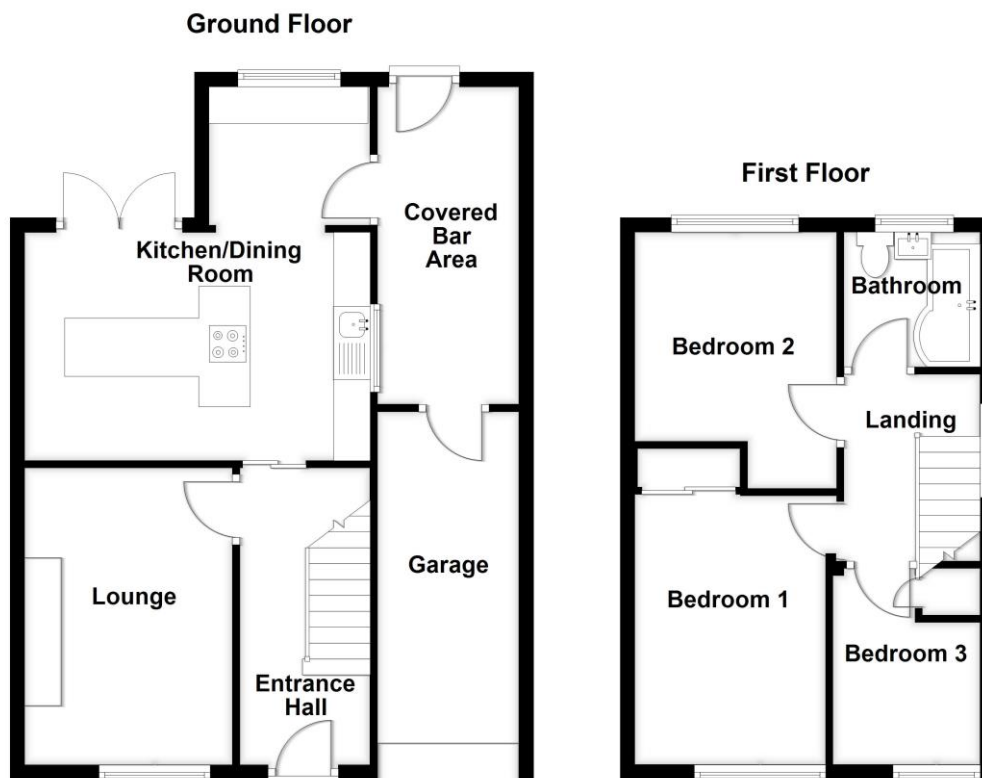
£220,000

Viewing Advised



12 Thirsk Close, Runcorn, Cheshire, WA7 4YY

EXTENDED KITCHEN - MODERN & UPDATED - FREEHOLD TENURE - SOUTH FACING REAR GARDEN Nestled in a small quiet cul de sac just off Ascot Avenue, a highly regarded part of town with both primary and secondary schooling close by. Having been tastefully updated throughout by its current owners, the property now features an excellent, extended open plan kitchen and dining area, perfect for entertaining, complete with French doors leading out to the beautifully landscaped south-facing rear garden. This outdoor space includes a wood decked patio, artificial lawn, Venetian style fencing, and wooden pergola ideal for relaxing and entertaining. The internal accommodation consists of a welcoming entrance hallway, lounge with media wall, open plan extended kitchen dining area to the ground floor. At first floor level, three bedrooms and a modern family bathroom can be found. The property is fronted by a double width, block paved driveway which also gives access to useful garage space with roller shutter door. A property perfect for first or second time buyers which can only be fully appreciated. EPC:C(70)

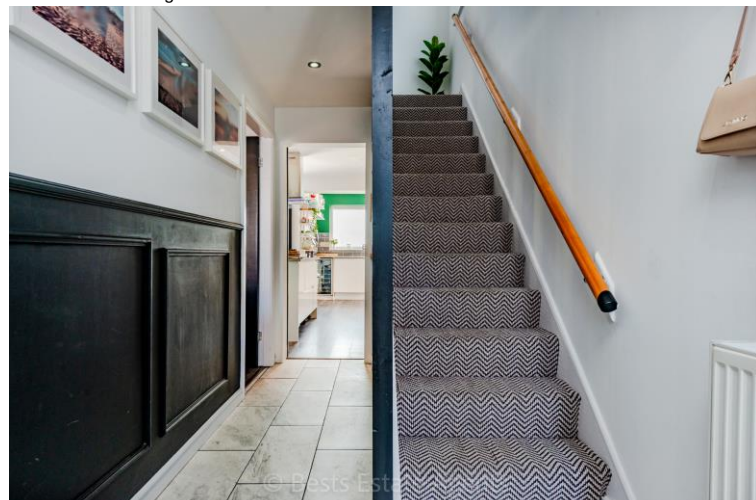


Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must 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. 24/05/2025 10:59:11 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance- Composite double glazed front door opens to entrance hallway, tiled floor, half panelling to wall, double panel radiator, fitted mini ceiling down lighters, one double power point, meters and services.



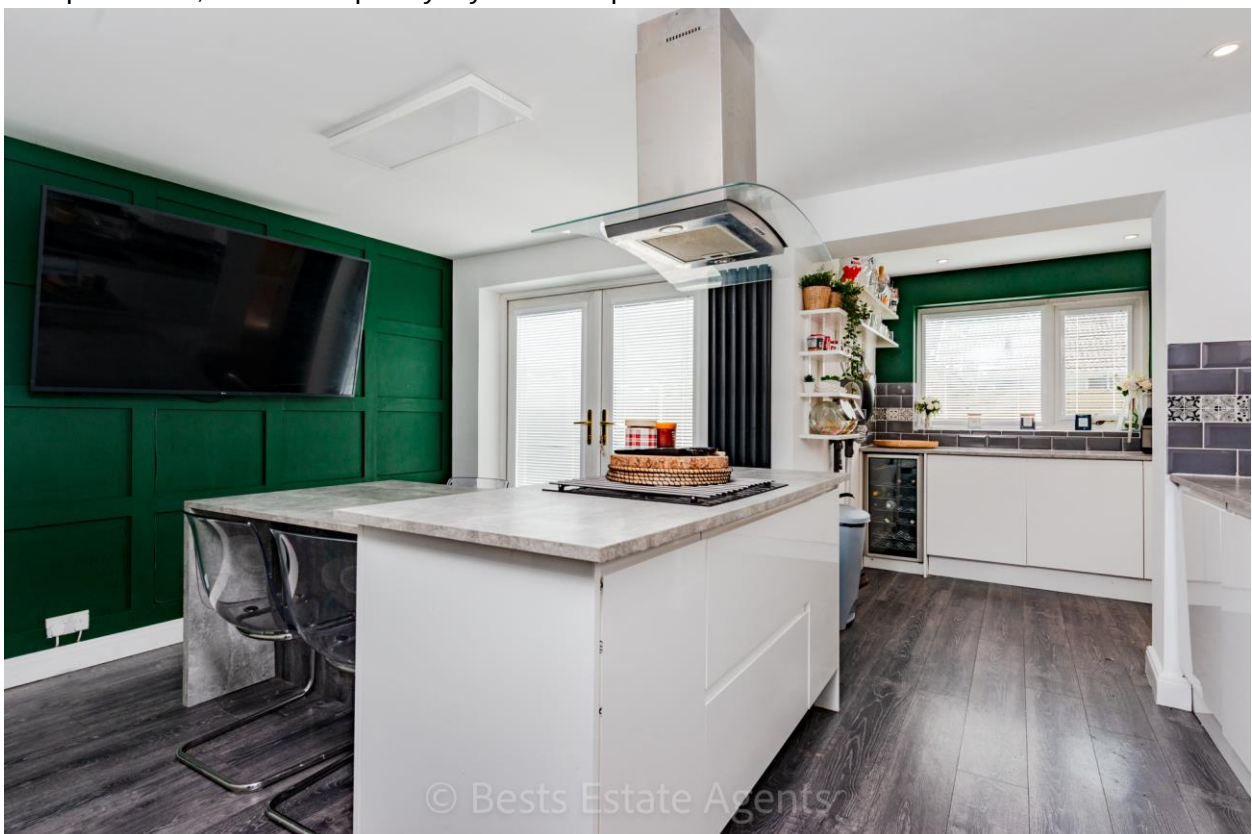
Lounge 13' 4" x 9' 4" (4.06m x 2.84m)

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, built in media wall with inset electric fire, one double, one single power point.



Kitchen/ Dining Room 15' 6" x 17' 8 into extended kitchen area" (4.72m x 5.38m)

Having a range of high gloss modern handle less fitted base and wall units with central island with fixed four seater dining table with pop up power bank and inset four ring electric hob with filter hood above, single drainer Acrylic style sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, integrated dishwasher, fridge and freezer, highline electric oven and integrated microwave, five double power points, fitted mini ceiling down lighters, wood effect laminate flooring, space for wine chiller, PVC double glazed window and French doors to rear elevation, PVC double glazed window and entrance door to side elevation, attractive splash back tiling, feature panel wall, tall contemporary style double panel radiator.





First Floor Landing

PVC double glazed window to side elevation, single power point, access to loft.

Bedroom One Front 12' 6" x 9' 2" (3.81m x 2.79m)

PVC double glazed window to front elevation, single panel radiator, two double power points, built in fitted wardrobes with mirror fronted sliding doors.

Bedroom Two Rear 9' 2" x 12' 7 maximum" (2.79m x 3.83m)

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



Bedroom Three Front 9' 3" x 6' 9" (2.82m x 2.06m)

PVC double glazed window to front elevation, single panel radiator, one double power point, built in storage cupboard housing combination gas central heating boiler.

Bathroom

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, mixer shower attachment with waterfall style shower head and additional shower wand, tall contemporary style single panel radiator, PVC double glazed window to rear elevation, PVC panelling to walls.



Externally

Property forms part of a small Cul de sac being fronted by a full width block paved driveway providing ample off road parking leading to an attached garage with roller shutter style door. Whilst, to the rear there is a fully landscaped garden themed for ease of maintenance having wood decked patio area, artificial lawn, wooden Pergola and exterior mood lighting. There is also a handy converted bar area measuring 15'1" X 6'4" which is located to the rear of the garage with access doors from both the kitchen and rear garden.





Useful information about this property:

- UPDATED AND IMPROVED
- IDEAL FIRST OR SECOND TIME BUY
- SOUTH FACING REAR GARDEN
- FREEHOLD TENURE
- CUL DE SAC POSITION
- EXTENDED KITCHEN
- LANDSCAPED REAR GARDEN
- COUNCIL TAX BAND: B

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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.