

bp5597



8 Grange Park Avenue  
Runcorn  
WA7 5UU  
3 Bed Semi Detached House

Independent Family Owned Estate Agents  
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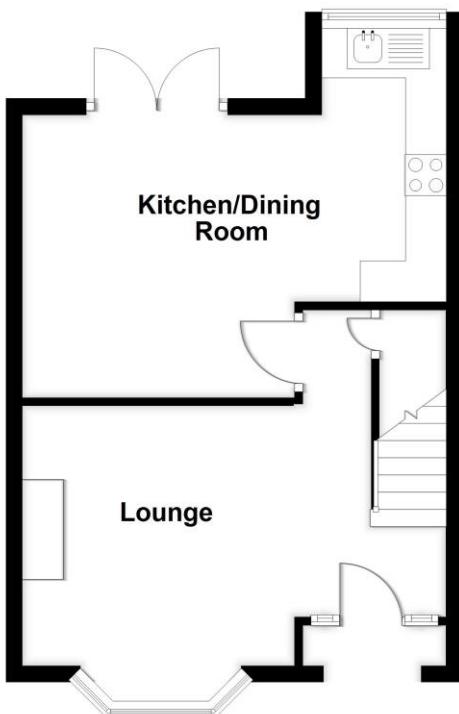
**£190,000**  
**Viewing Advised**



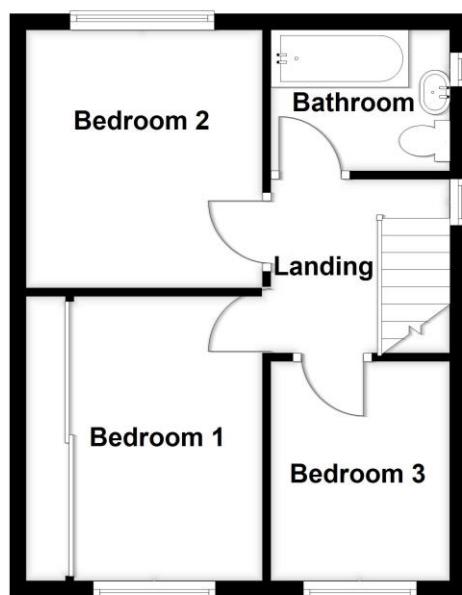
## 8 Grange Park Avenue, Runcorn, Cheshire, WA7 5UU

\*PERFECT FIRST HOME - CENTRAL LOCATION - MATURE BAY FRONT FAMILY HOME\* Situated centrally within Runcorn is Grange Park Avenue, close to schooling and minutes away from all amenities. This mature family home would be the perfect first step into homeownership, having modern interiors and a kitchen dining room perfect for hosting. With the majority of the PVC double glazing replaced within recent years and being warmed by combination gas central heating, this pleasing home is one which must be viewed. An open plan entrance and lounge greets viewers upon entering and leads to the great kitchen dining area with large French doors opening onto the rear garden. At first floor level, there are two double bedrooms along with a single third bedroom and an updated bathroom. A mature garden fronts the property, whilst the rear garden is an excellent space to entertain, enjoying a west facing aspect and having both a wood deck and a paved patio area. Early viewing is highly recommended, so 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](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. 11/06/2025 17:09:56 The content of these sales details are the copyright of Bests Estate Agents.

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

#### Entrance

Recessed entrance with tiled floor, recently installed composite double glazed front door opens to entrance and lounge, wood effect laminate flooring, under stairs storage cupboard, single panel radiator.

#### Lounge Area 12' 0 into bay window" x 10' 11" (3.65m x 3.32m)

PVC double glazed bay window to front elevation, double panel radiator, wood effect laminate flooring, two double power points.



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### Dining Area 11' 4" x 10' 11" (3.45m x 3.32m)

PVC double glazed French doors to rear elevation, wood effect laminate flooring, two double power points, double panel radiator.



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### Kitchen Area 11' 3" x 6' 1" (3.43m x 1.85m)

Having a range of modern fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler, attractive splash back tiling, tiled floor, three double power points, fitted mini ceiling down lighters, attractive splash back tiling, PVC double glazed window to rear elevation.



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### First Floor Landing

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

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**Bedroom One Front 11' 8" x 9' 8" into fitted wardrobes" (3.55m x 2.94m)**

Double panel radiator, PVC double glazed window to front elevation, extensive built in fitted wardrobes with mirrored sliding doors, two double power points.

**Bedroom Two Rear 10' 4" x 9' 8" (3.15m x 2.94m)**

PVC double glazed window to rear elevation, double panel radiator, wood effect laminate flooring, one double power point.

**Bedroom Three Front 8' 5" x 7' 1" (2.56m x 2.16m)**

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

**Bathroom**

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with fitted glass shower screen, mixer shower over with waterfall style shower head and additional shower wand, PVC double glazed window to side elevation, attractive splash back tiling chrome effect heated towel rail.



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## Externally

Property is fronted by a mature garden whilst a shared concrete driveway provides off road parking, to the rear there is a reasonable sized fully enclosed garden with wood decked and paved patio areas, laid lawn and stocked borders.



## Useful information about this property:

- FREEHOLD TENURE
- MATURE FAMILY HOME
- SUPERB FIRST BUY
- MODERN FEEL
- GOOD SIZED BEDROOMS
- UPDATED BATHROOM
- POPULAR AND CENTRAL LOCATION
- COUNCIL TAX BAND: B

## 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.