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105 Malpas Road
Runcorn
WA7 4AN
3 Bed Semi Detached House

£270,000

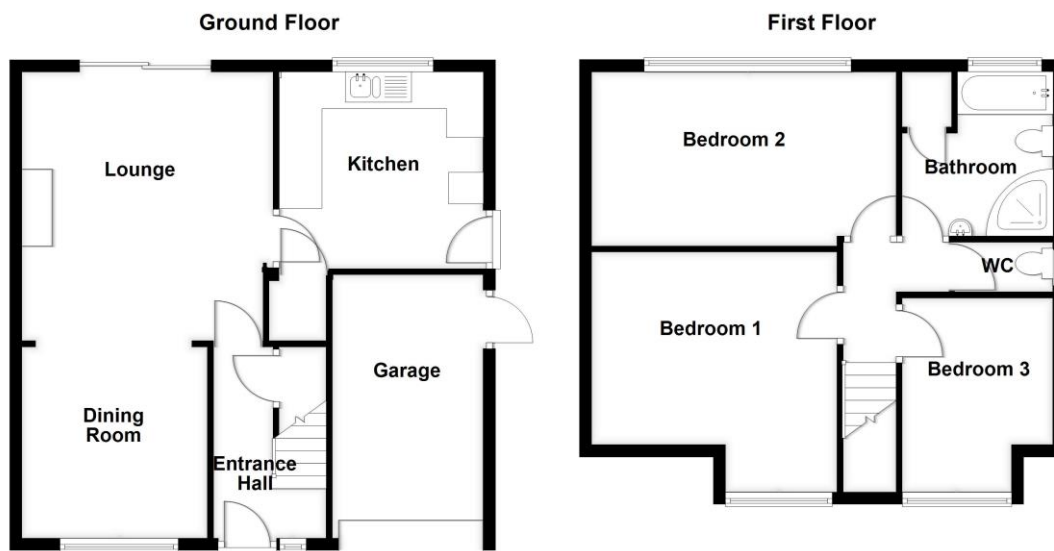
Viewing Advised

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105 Malpas Road, Runcorn, Cheshire, WA7 4AN

DECEPTIVELY SPACIOUS HOME -HIGHLY REGARDED AREA LOCALLY- NOT OVERLOOKED Situated within the Malpas Road development, a highly regarded location within Runcorn which has a choice of Primary schooling and the Heath secondary school just minutes away is this deceptively spacious three bedroom semi detached home. Consisting of an entrance hallway leading to an open plan lounge dining room area, a great entertaining space which has the good size kitchen off. At first floor level there are two generous double bedrooms plus a further reasonable size third bathroom whilst the family bathroom has a four piece suite with bath and separate shower enclosure. Externally the property has a pressed concrete driveway which leads to the integral garage and to the rear, there is a good sized garden which has a fairly private, tree lined aspect to the rear which isn't overlooked. If you're looking for a family home which offers well proportioned accommodation with desirable schooling close by then Malpas Road is certainly worthy of closer inspection.



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. 15/07/2025 20:01:47 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Composite double glazed front door opens to entrance hallway, single panel radiator, built in under stairs storage cupboard.

Lounge 14' 8" x 13' 6" (4.47m x 4.11m)

Current arranged as the dining area, coved ceiling, PVC double glazed sliding patio doors to rear elevation, single panel radiator, living flame coal effect gas fire standing on decorative hearth and back, two double, one single power points.



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Dining Room 10' 3" x 9' 11" (3.12m x 3.02m)

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



Kitchen 11' 0" x 10' 8" (3.35m x 3.25m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with mixer tap over, space for gas cooker, fitted filter hood, plumbing and drainage for automatic washing machine and dishwasher, wood effect laminate flooring, attractive splash back tiling, two double, one single power points, integrated fridge, single panel radiator, useful built in storage cupboard, PVC double glazed window to rear elevation, PVC double glazed entrance door to side elevation, fitted mini ceiling down lighters.

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First Floor Landing

Stairs from hall to first floor landing, access to loft.

Bedroom One Front **13' 3" x 13' 0 maximum" (4.04m x 3.96m)**

PVC double glazed window to front elevation, single panel radiator, built in eaves storage, one double power point.



Bedroom Two Rear **16' 0" x 8' 11 maximum" (4.87m x 2.72m)**

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

Bedroom Three Front **10' 6" x 8' 4 maximum" (3.20m x 2.54m)**

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

Bathroom

Having a white four piece suite comprising low level WC, pedestal wash hand basin with mixer tap over over, panel bath with mixer tap, fully tiled walk in shower enclosure with wall mounted electric shower, built in storage cupboard housing wall mounted combination gas central heating boiler, double panel radiator, PVC double glazed window to rear elevation.

Separate WC

Having low level WC, PVC double glazed window to side elevation.



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Externally

Property stands along Malpas Road being fronted by a laid lawn garden and pressed concrete driveway providing off road parking and leading to a integral garage with metal up and over door, power, light and separate side access whilst to the rear there is a very pleasant fully enclosed garden with paved patio areas, laid lawn, stocked borders, all of which enjoys a very pleasant aspect being tree lined and not directly overlooked.



Useful information about this property:

- HIGHLY REGARDED AREA
- GREAT SIZE BEDROOMS
- DECEPTIVELY SPACIOUS
- CLOSE TO WELL REGARDED SCHOOLING
- INTEGRAL GARAGE
- FREEHOLD TENURE
- NOT OVERLOOKED
- COUNCIL TAX BAND: D

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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.