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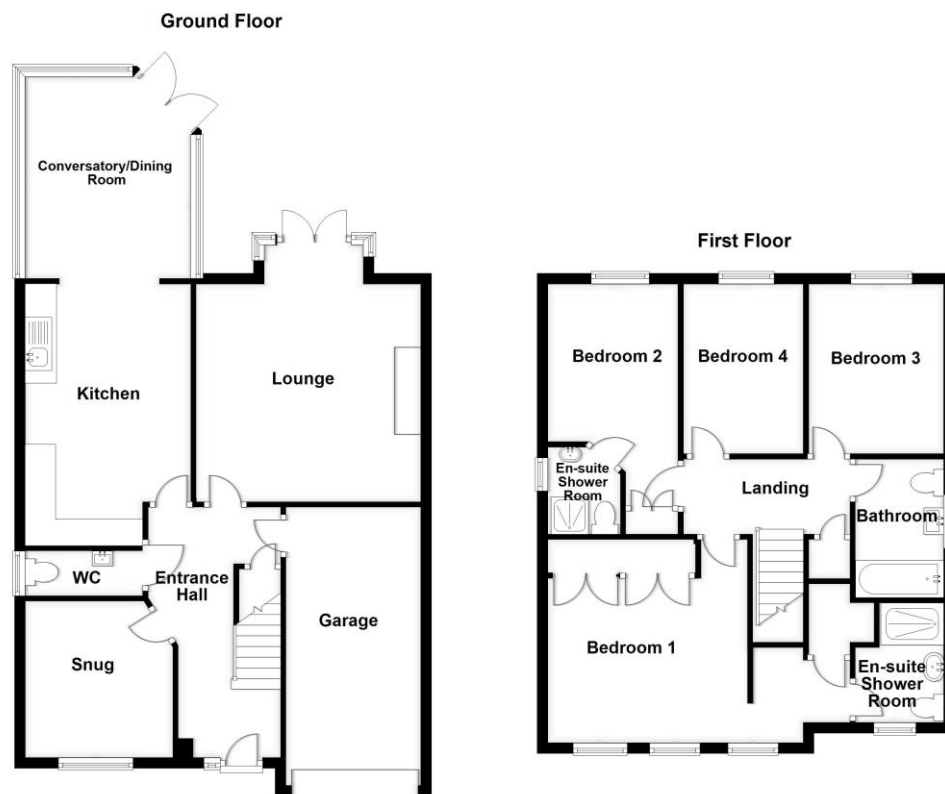
8 Pilgrims Way
Sandymoor
Runcorn
WA7 1XP
4 Bed Detached House

£375,000

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8 Pilgrims Way, Sandymoor, Runcorn, Cheshire, WA7 1XP

STUNNING KITCHEN - BEAUTIFULLY PRESENTED - TWO EN SUITES - CUL DE SAC POSITION Pilgrims Way is a beautifully presented family home that offers something extra. If you are searching for a home that is ready to move into, then this one is a must see. The recently updated kitchen is a real highlight. It features a high quality finish with quartz work surfaces and integrated appliances, flowing seamlessly into the former conservatory. Now transformed with a fully insulated and tiled roof, this space is currently set up as a family dining area and makes an ideal setting for entertaining. The cosy lounge includes French doors that open onto the rear garden, whilst the original dining room has been thoughtfully arranged as a snug. This space would also make a fantastic home office. Upstairs, the master bedroom is both attractive and generously sized, with built in wardrobes and a private en suite shower room. Bedroom two also enjoys the benefit of its own en suite, which is a rare find in this price range. Two further bedrooms and a family bathroom complete the first floor. Outside, the home offers a block paved driveway leading to an integral garage. The rear garden includes an Indian stone patio and a separate wooden deck currently used for a hot tub. Mature shrubs provide a good level of privacy in this well sized and easy to maintain outdoor space.



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. 06/08/2025 17:31:29 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Double glazed front door opens to a large and welcoming hallway, single panel radiator, one single power point, built in under stairs storage cupboard, access to garage, one double power point, Herringbone laid wooden flooring.

Ground Floor Cloaks

Having low level WC, wash hand basin with mixer tap over, single panel radiator, PVC double glazed window to side elevation, Herringbone laid wooden flooring, single panel radiator.

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Lounge 15' 10" into bay window" x 13' 11" (4.82m x 4.24m)

PVC double glazed bay window with French doors opening to rear elevation, coved ceiling, electric fire standing on decorative hearth and back, one double, two single power points, double panel radiator.



Dining Room/Snug 11' 7" x 9' 1" (3.53m x 2.77m)

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



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Kitchen 13' 6" x 10' 0" (4.11m x 3.05m)

A recently updated room having a high quality finish, fitted base and wall units and Quartz working surfaces, large integrated fridge and dishwasher, attractive splash back tiling, space for large electric range style cooker which has fitted filter hood above, in set sink with side drainer and high neck instant hot water tap over, three double power points, single panel radiator, Herringbone laid wood flooring, Kitchen area flows into the conservatory.



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Conservatory 12' 6" x 10' 6" (3.81m x 3.20m)

Currently being arranged as a dining room and having an insulated and tiled roof, having PVC double glazed units with French doors opening to rear elevation, three double power points, fitted mini ceiling down lighters, Herringbone laid wood flooring.



First Floor Landing

Stairs from entrance hall to first floor landing, access to loft, built in airing cupboard housing insulated hot water cylinder, one single power point, single panel radiator.

Bedroom One Front 12' 7" x 12' 3" (3.83m x 3.73m)

Three PVC double glazed windows to front elevation, two single panel radiators, built in wardrobes and large built in storage cupboard, four single power points.

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En-suite Shower Room

Having low level WC, wash hand basin with vanity storage beneath and mixer tap over, over sized fully tiled walk in shower enclosure with mixer shower attachment, attractive splash back tiling, tiled floor, PVC double glazed window to front elevation, single panel radiator, fitted extractor fan, fitted shaver point.



Bedroom Two Rear 13' 8 maximum" x 8' 2" (4.16m x 2.49m)

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

En-suite Shower Room

Having low level WC, pedestal wash hand basin, fully tiled walk in shower enclosure with mixer shower attachment, splash back tiling, single panel radiator, PVC double glazed window to side elevation, fitted extractor fan.



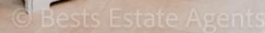
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PVC double glazed window to rear elevation, single panel radiator, two single power points.

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

Having a white three piece suite comprising low level WC, pedestal wash hand basin and panel bath, splash back tiling, PVC double glazed window to side elevation, fitted extractor fan, single panel radiator.

Property forms part of a very pleasant Cul De Sac being fronted by a block paved driveway providing ample off road parking and leading to an integral single garage with metal up and over door, power and light, there is also a laid lawn and mature hedgerow to the front whilst the rear garden is of a reasonable size with stone paved patio area, laid lawn and lower wood decked area with power for hot tub, all of which enjoys a fairly private aspect.



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Useful information about this property:

- BEAUTIFUL UPDATED KITCHEN
- SOLID ROOF CONSERVATORY
- INTEGRAL GARAGE
- SANDYMOOR LOCATION
- TWO EN SUITE SHOWER ROOMS
- CLOSE TO GREAT SCHOOLING
- FREEHOLD TENURE
- COUNCIL TAX BAND: E

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