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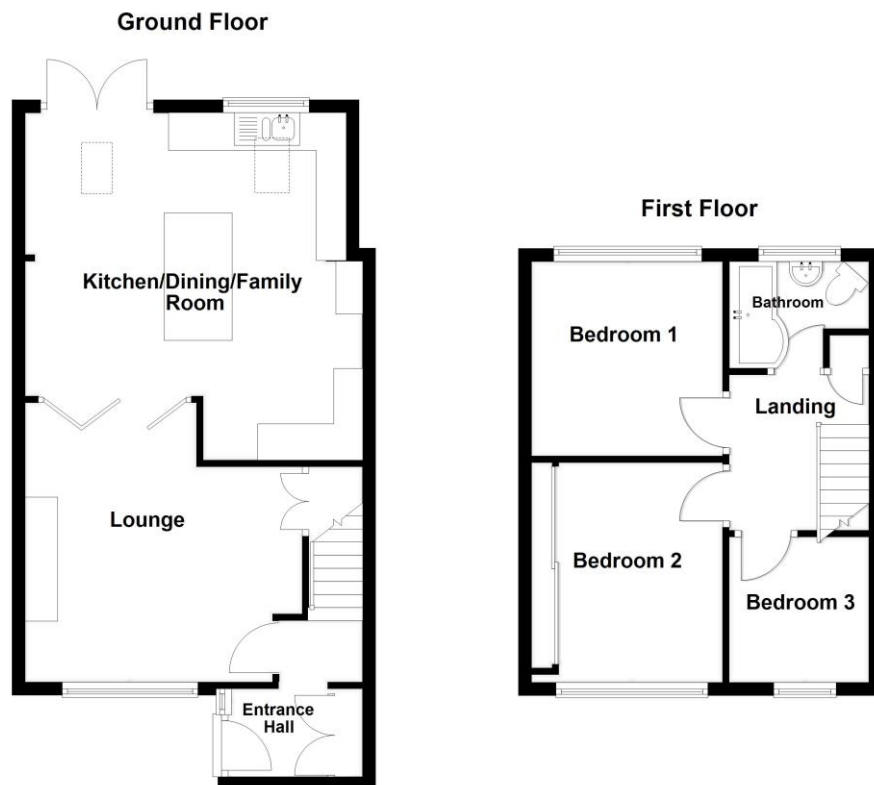
77 Brookfield Avenue
Runcorn
WA7 5RF
Extended 3 Bed Terrace House

Offers in the Region Of
£200,000

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77 Brookfield Avenue, Runcorn, Cheshire, WA7 5RF

EXTENDED TO REAR - IMPRESSIVE KITCHEN/DINING/FAMILY AREA - BEAUTIFULLY PRESENTED - DETACHED GARAGE - FREEHOLD TENURE
Brookfield Avenue, perfectly positioned within town having easy access to amenities and road networks along with scenic canal side walks just seconds away. This particular property has been lovingly maintained throughout the current owners time and has been massively enhanced by the addition of a full width ground floor extension creating a large and impressive kitchen/dining/family area, a bright and spacious area perfect for modern living where French doors open up on to the manageable sized garden which enjoys a fair private aspect not being directly overlooked. At first floor level, two double bedrooms can be found along with a third bedroom which is currently arranged as a dressing room whilst the modern bathroom should impress those who view. Externally, the property is set back from the road side with a pleasing green space to the front whilst beyond the rear garden viewers will find a large communal parking area where there is also a detached single garage which is included within the sale. EPC:TBC



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. 10/07/2025 20:21:23 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, single panel radiator, built in storing cupboard housing wall mounted gas central heating boiler, plus further cupboard.

Lounge 14' 1" x 13' 11" (4.29m x 4.24m)

PVC double glazed window to front elevation, double panel radiator, built in under stairs storage cupboard, coal effect living flame gas fire standing on decorative hearth and back, three double, one triple power point, Bi folding doors open to impressive kitchen dining area.



Kitchen/ Dining Area 18' 5 maximum" x 17' 0 maximum" (5.61m x 5.18m)

Having a range of high gloss modern fitted base and wall units with central island, integrated dishwasher, washing machine and tumble dryer, in set one and a half bowl stainless steel sink with mixer tap over, space for gas range style cooker which has fitted filter hood above, wood effect Kardean style flooring, double glazed French doors and window to rear elevation, two fitted Velux roof lights, fitted mini ceiling down lighters, kick plate lighting, eight double power points, single power point, TV aerial point.





First Floor Landing

Stairs from entrance hall to first floor landing, built in airing cupboard housing built in hot water cylinder, one double, one single power point, single panel radiator, access to loft with pull down ladder which is partially boarded.

Bedroom One Rear **10' 9" x 9' 9" (3.27m x 2.97m)**

PVC double glazed window to rear elevation, single panel radiator, fitted ceiling fan, four double power points.



Bedroom Two Front **9' 9" x 10' 7" (2.97m x 3.22m)**

Wood effect laminate flooring, single panel radiator, PVC double glazed window to front elevation, coved ceiling, fitted ceiling fan, extensive built in wardrobe, three double power points.

Bedroom Three Front **7' 8" x 7' 0 approximately" (2.34m x 2.13m)**

PVC double glazed window to front elevation, single panel radiator, LED fitted mini down lighters, built in wardrobes.



Bathroom

A modern fully tiled room with white suite comprising of panelled shower bath with fitted shower screen and shower over, wash hand basin with vanity storage beneath and low level WC, PVC double glazed window to rear elevation.



Externally

Property stands in a pleasant position being fronted by a communal green space with mature trees, to the front of the property there is a fully enclosed private garden with laid lawn, perimeter fence and stocked mature borders whilst to the rear there is a fully enclosed reasonable size garden with laid lawn, Indian stone paved patio area, separate rear access which leads to a great sized communal parking area all of which is not directly overlooked.





Useful information about this property:

- EXTENDED TO REAR
- IMPRESSIVE KITCHEN FAMILY AREA
- NOT OVERLOOKED TO REAR
- CLOSE TO CANAL SIDE WALKS
- FREEHOLD TENURE
- PERFECT FIRST/SECOND TIME BUY
- WELL PRESENTED THROUGHOUT
- 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.