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22 Ashbourne Avenue
Runcorn
WA7 4YD
4 Bed Detached House

£325,000

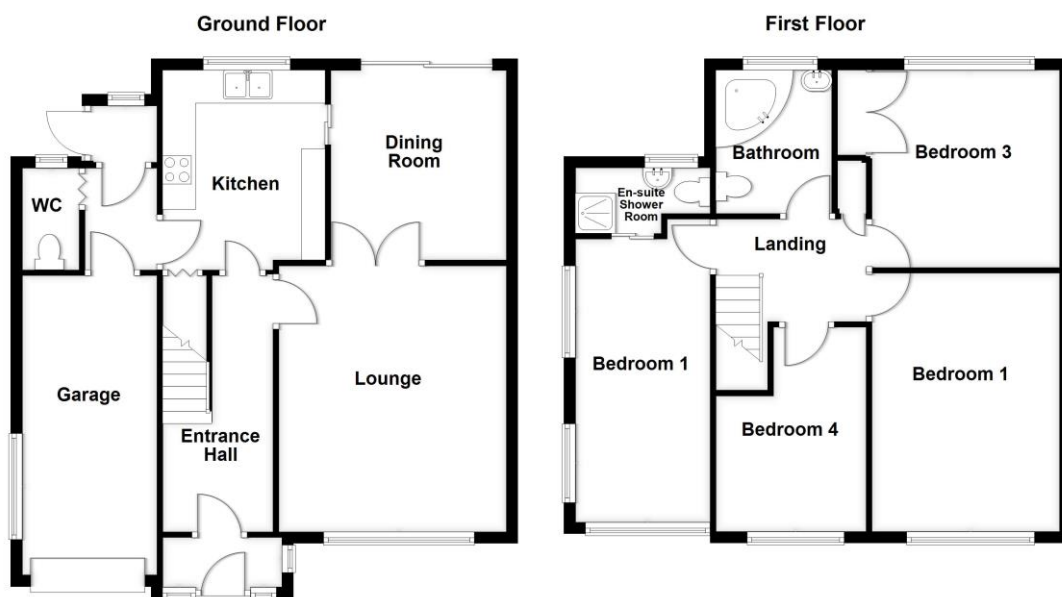
Viewing Advised

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22 Ashbourne Avenue, Runcorn, Cheshire, WA7 4YD

GOLF COURSE VIEWS TO REAR - NO CHAIN - CLOSE TO HIGHLY REGARDED SCHOOLING - PERFECT FAMILY HOME This FOUR bedroom detached home stands proudly along the highly regarded and desirable Ashbourne Avenue, located just off Clifton Road. Enjoying a tree lined setting with open views over the 15th fairway to the rear, this is a fantastic opportunity for those seeking a long term family home in a sought after location. Lovingly maintained throughout a long term ownership and thoughtfully extended to the first floor, this home now offers an additional bedroom complete with en suite shower room. The accommodation is well proportioned in all areas, making it perfectly suited to growing families, especially with highly regarded schooling just a short walk away. Inside, the layout consists of an entrance porch, a spacious hallway, lounge, dining room, kitchen, and a rear entrance hallway which incorporates a WC and provides access to the integral garage. Upstairs, there are three generous double bedrooms, including one with en suite, a larger than average single room, and a family bathroom. Externally, the front provides off road parking and laid lawn, while the rear garden enjoys the aforementioned golf course views, a pleasant tree lined westerly aspect. 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. 05/08/2025 15:22:02 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, tiled floor, PVC double glazed window to side elevation, glazed panel door opens to a welcoming hallway.

Entrance Hallway

Single panel radiator, one single power point, coved ceiling.

Lounge 15' 0" x 13' 0" (4.57m x 3.96m)

PVC double glazed window to front elevation, coved ceiling, single panel radiator, fitted wall lights, one double, one single power points, double doors open to dining room.

Dining Room 10' 0" x 10' 10" (3.05m x 3.30m)

PVC double glazed sliding patio doors to rear elevation, single panel radiator, one double power point, coved ceiling.



Kitchen 11' 4" x 9' 5" (3.45m x 2.87m)

Having a range of fitted high gloss base and wall units comprising two and a half bowl stainless steel sink with high neck mixer tap over, four burner gas hob, extractor fan, highline electric double oven, integrated fridge, plumbing and drainage for dishwasher / washing machine, recently installed wall mounted combination gas central heating boiler, splash back tiling, three double, one single power points, PVC double glazed window to rear elevation, useful built in under stairs storage cupboard.



Rear Entrance Hall

Has access to garage, there is also an enclosed rear porch area with PVC double glazed entrance door and window to rear elevation.

Garage 16' 10" x 7' 11" (5.13m x 2.41m)

Metal up and over door, window to side elevation.

First Floor Landing

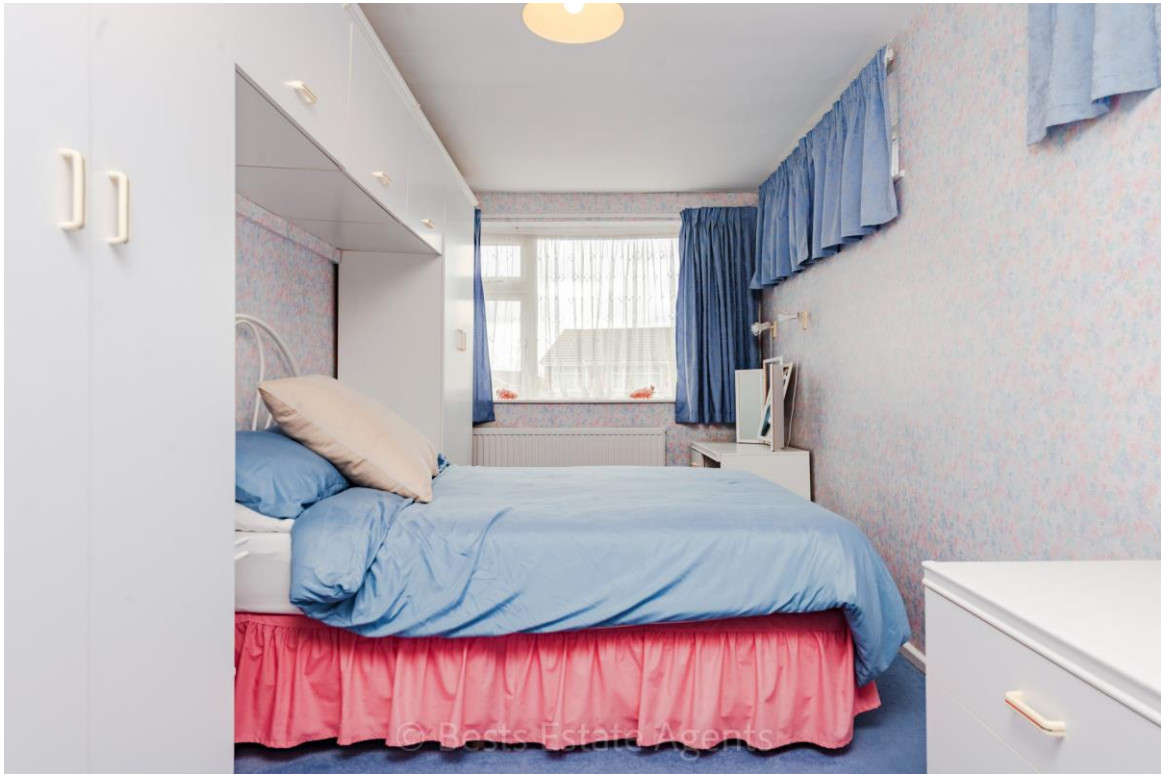
Stairs from hall to first floor landing, single power point, built in storage cupboard, coved ceiling, access to partially boarded loft.

Bedroom One 16' 4" x 7' 10" (4.97m x 2.39m)

PVC double glazed window to front and side elevations, single panel radiator, four double power points.

Ensuite Shower Room

Has fully tiled walls, low level WC, pedestal wash hand basin and walk in shower enclosure with electric shower, PVC double glazed window to rear elevation.



Bedroom Two 14' 8" x 11' 0" (4.47m x 3.35m)

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



Bedroom Three 11' 4" x 11' 0" (3.45m x 3.35m)

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

Bedroom Four 11' 8 maximum" x 8' 7 maximum" (3.55m x 2.61m)

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



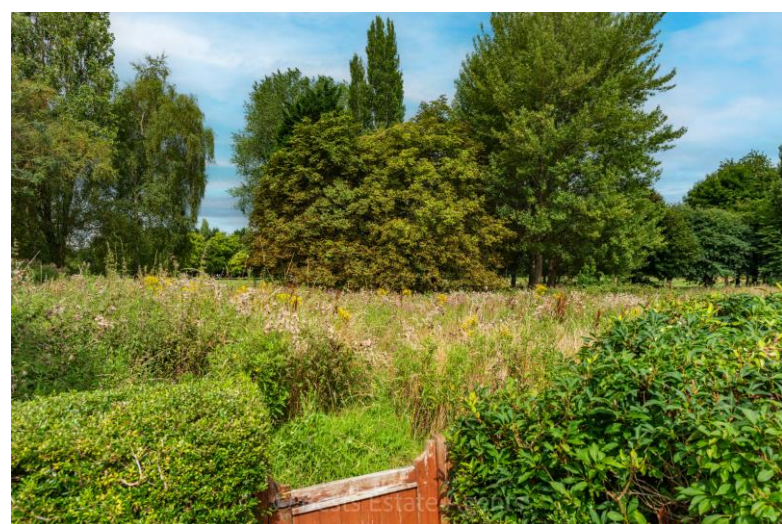
Family Bathroom

Having a three piece suite comprising low level WC, pedestal wash hand basin, corner bath with electric shower over, fully tiled walls, PVC double glazed window to rear elevation, single panel radiator.

Externally

Property forms part of the highly desirable Ashbourne area. Being fronted by a double width tarmac driveway providing access to the integral garage whilst there is also a laid lawn. To the rear of the property there is a very reasonable size fully enclosed garden enjoying views across the 15th fairway of the Runcorn golf club with paved patio, laid lawn, mature stocked borders all of which enjoys a westerly aspect.





Useful information about this property:

- POPULAR & DESIRABLE AREA
- NO CHAIN DELAY
- FREEHOLD TENURE
- EN SUITE SHOWER ROOM
- NOT OVERLOOKED
- GOLD COURSE VIEWS
- WELL PROPORTIONED
- COUNCIL TAX BAND: E

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