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6 Linwood Close
Runcorn
WA7 6HD
3 Bed Detached House

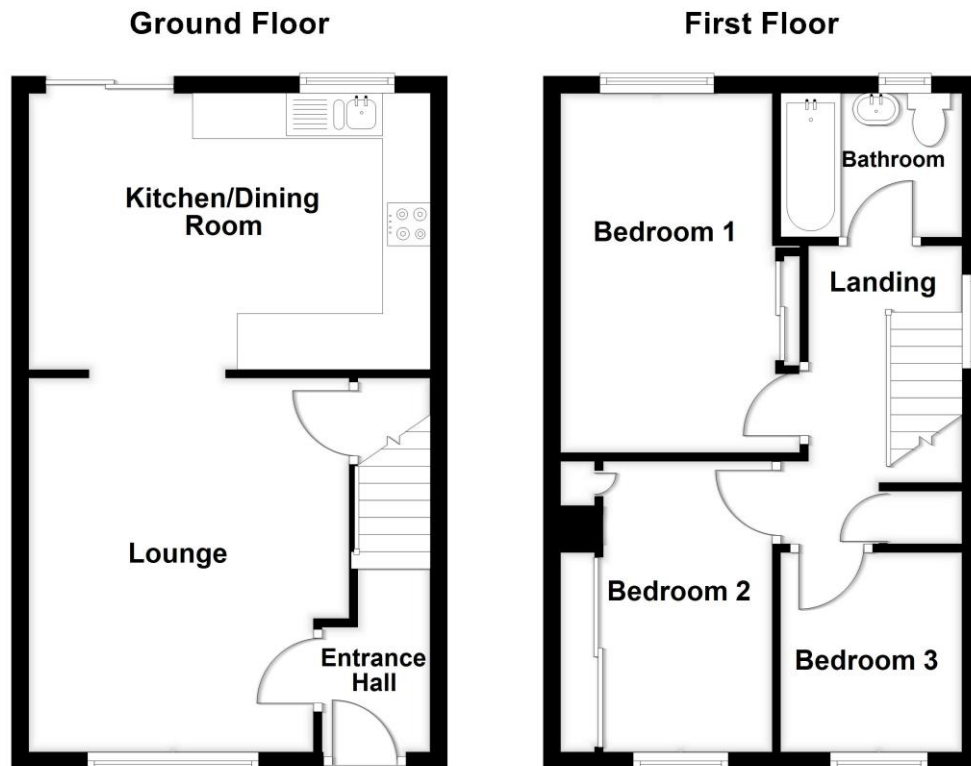
Offers in the Region Of
£210,000

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6 Linwood Close, Sutton Park, Runcorn, Cheshire, WA7 6HD

*LARGER THAN AVERAGE PLOT - CUL DE SAC POSITION - DETACHED GARAGE
- POPULAR LOCATION - NO CHAIN DELAY* Positioned within a much larger than average corner plot within a quiet cul de sac comprising of just nine properties is this three bedroom detached home. Having been well loved within the current owners long ownership and offering huge future potential for possible expansion (subject to permissions). The local area is perfect for those who have younger families with both primary and secondary schooling located within walking distance along with ample every day amenities. Consisting of an entrance hallway whilst the spacious lounge flows into the open plan kitchen dining area. The first floor accommodates a family bathroom and three bedrooms, two of which have built in wardrobes. A paved driveway fronts the property and leads to the detached garage whilst the rear garden offers ample space for entertaining, wrapping around to the side and having multiple zones. A property which genuinely offers massive potential and must be viewed to be fully appreciated. 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. 18/03/2025 19:54:10 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to entrance hallway, single panel radiator, one double power point.

Lounge 14' 4" x 12' 4" (4.37m x 3.76m)

Wood effect laminate flooring, PVC double glazed window to front elevation, double panel radiator, three double power points, fitted wall lights, built in under stairs storage cupboard, wall mounted electric fire.

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Kitchen/Dining Room 15' 5" x 10' 7" (4.70m x 3.22m)

Kitchen area has a range of fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with mixer tap over, in set four ring electric hob with electric double oven beneath, plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler, four double, one single power points, PVC double glazed window and sliding patio doors to rear elevation, double panel radiator.



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First Floor Landing

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

Bedroom One Rear 14' 0" x 9' 5 maximum" (4.26m x 2.87m)

PVC double glazed window to rear elevation, wood effect laminate flooring, three double power points, built in wardrobe with mirror fronted sliding doors, single panel radiator, fitted ceiling fan.



Bedroom Two Front 11' 3" x 8' 4 into fitted wardrobes" (3.43m x 2.54m)

PVC double glazed window to front elevation, fitted wardrobes with hanging rails, shelves and mirror fronted sliding doors, wood effect laminate flooring, single panel radiator, additional built in storage cupboard, one double power point.

Bedroom Three Front 7' 10" x 6' 11" (2.39m x 2.11m)

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



Bathroom

Having a three piece suite comprising low level WC, pedestal wash hand basin and panel bath with fitted glass shower screen, splash back tiling, chrome effect heated towel rail, PVC double glazed window to rear elevation, wood effect flooring.



Externally

Property stands in an attractive corner position in the small Cul de sac of Linwood Close being fronted by a paved driveway leading to a detached single garage with metal up and over door, power and light. To the rear of the property there is separate side access and a much larger than average garden having multiple areas including extensive paved patio with raised borders, laid lawn and a further bark covered area which would be perfect for a children's play area, there is also a Large timber shed included in the sale.



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Useful information about this property:

- CORNER CUL DE SAC POSITION
- MUCH LARGER THAN AVERAGE PLOT
- WEST FACING APECT TO REAR
- NO CHAIN DELAY
- FREEHOLD TENURE
- DETACHED GARAGE
- POPULAR AREA
- COUNCIL TAX BAND: B

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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.