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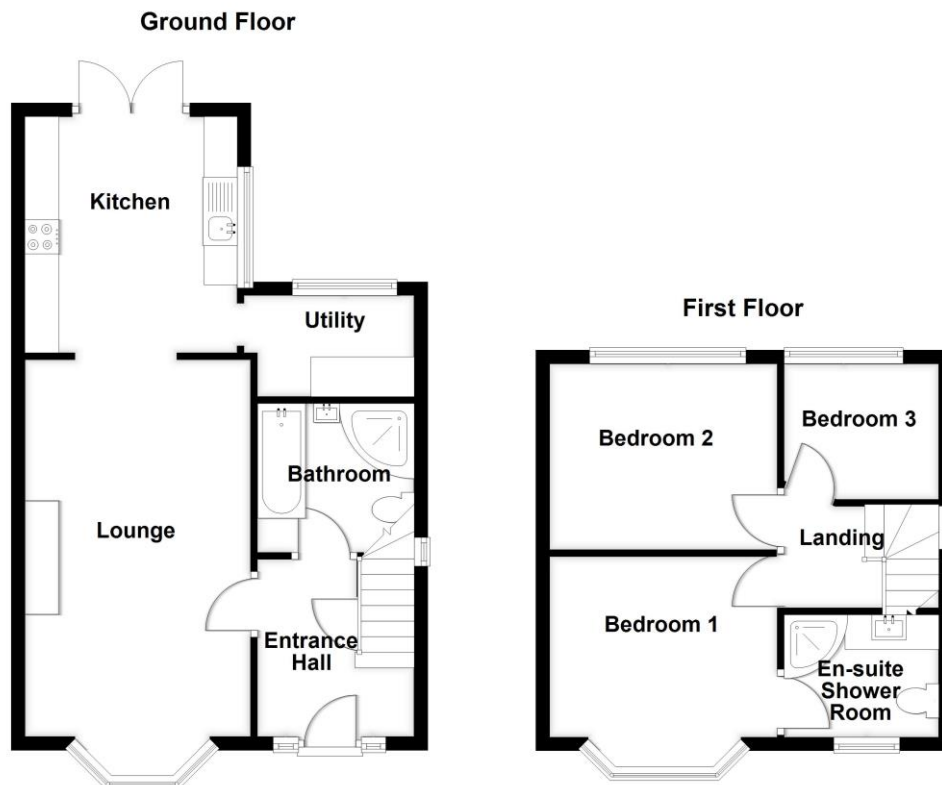
25 Duncan Avenue
Runcorn
WA7 5DY
3 Bed Semi Detached House

Offers in Excess of
£195,000

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25 Duncan Avenue, Runcorn, Cheshire, WA7 5DY

BEAUTIFULLY PRESENTED - EXTENDED TO REAR - MODERN KITCHEN - EN SUITE SHOWER ROOM - GREAT SIZE REAR GARDEN This mature bay fronted home is perfectly placed for schooling for all ages and would make the ideal first or second home. Enhanced by a single storey rear extension, it now boasts a bright, updated open plan kitchen flowing seamlessly from the lounge dining room, with the added benefit of a handy utility room and French doors opening onto a superbly sized west facing rear garden, a space offering huge potential. The property also features a ground floor bathroom with a four piece suite including a separate shower. To the first floor, a slightly remodelled design provides three bedrooms, the master of which enjoys a bay window and its own en suite shower room. Externally, off road parking is provided by a tarmac driveway to the front, complemented by a lawned garden and mature hedgerow offering a good degree of privacy. If you're looking for a home with a modern finish and a ground floor layout that's perfect for entertaining, then closer inspection of this mature family home comes highly recommended. EPC: D (63)



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. 13/10/2025 13:13:34 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 hallway, coved ceiling, wood effect flooring, single panel radiator, meters and services cupboard.



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Lounge/ Dining Room 19' 11" into bay window" x 10' 11" (6.07m x 3.32m)

PVC double glazed bay window to front elevation, two single, one double panel radiators, wood effect flooring, coved ceiling, wall mounted electric fire, two double, one single power points.



Kitchen 11' 4" x 9' 11" (3.45m x 3.02m)

Having recently installed fitted handle less base and wall units comprising inset single drainer sink with high neck mixer tap over, inset four burner induction hob with filter hood above, highline electric oven, integrated microwave and dishwasher, wood effect flooring, PVC doubled glazed double doors to rear elevation, PVC double glazed window to side elevation, three double power points, fitted mini ceiling down lighters.

Utility Area 7' 6" x 4' 10" (2.28m x 1.47m)

Wood effect flooring, PVC double glazed window to rear elevation, wall mounted combination gas central heating boiler, plumbing and drainage for automatic washing machine, three double power points.

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Ground Floor Bathroom

A fully tiled room with tiled floor having low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap, fully tiled walk in shower enclosure with mixer shower, fitted mini ceiling down lighters, chrome effect heated towel rail, PVC double glazed window to side elevation.

First Floor Landing

PVC double glazed window to side elevation, access to loft which is partially boarded.



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Bedroom One Front 11' 0" x 10' 11 into bay window" (3.35m x 3.32m)

PVC double glazed bay window to front elevation, wood effect flooring, two double power points, single panel radiator.

En-suite Shower Room

Having a white three piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, fully tiled walk in corner shower enclosure with wall mounted electric shower, fitted mini ceiling down lighters, chrome effect heated towel rail, PVC double glazed window to front elevation.



Bedroom Two Rear 11' 0" x 9' 0" (3.35m x 2.74m)

PVC double glazed window to rear elevation, two double power points, contemporary style cast iron radiator.

Bedroom Three Rear 7' 6" x 6' 6" (2.28m x 1.98m)

PVC double glazed window to rear elevation, single panel radiator, wood effect flooring, two double power points



Externally

Property is fronted by a laid lawn garden with mature perimeter hedgerow whilst a tarmacked driveway is accessed through wrought iron gates and leads down to the side of the property providing ample off road parking whilst to the rear there is a larger than average fully enclosed garden with extensive paved patio area and laid lawn all of which enjoys a west facing aspect.

Tenure

This property is Leasehold, a term of 999 years from 20 May 1938 leaving 912 years remaining. An annual ground rent charge of £4 year.

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Useful Information About This Property:

- EXTENDED TO REAR
- BEAUTIFUL KITCHEN
- USEFUL UTILITY ROOM
- GREAT SIZE GARDEN
- OPEN PLAN LIVING AREA
- EN SUITE SHOWER ROOM
- CLOSE TO SCHOOLING
- 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.

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