

bp5630



38 Boston Avenue
Runcorn
WA7 5XF
3 Bed Semi Detached House

£210,000

Viewing Advised

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38 Boston Avenue, Runcorn, Cheshire, WA7 5XF

EXTENDED HOME - THREE DOUBLE BEDROOMS -AMPLE PARKING - NO CHAIN DELAY - SOUTH FACING REAR GARDEN This extended three bedroom home is brought to the market with no chain delay and stands proudly along Boston Avenue, a central and convenient location within walking distance of schooling for all ages, making it an excellent choice for growing families. The property has been thoughtfully enhanced by the current owners with a two storey side extension, creating a spacious kitchen dining room on the ground floor and a generous additional bedroom upstairs. As a result, all three bedrooms are superbly sized doubles, a rare find in homes within this price range. Externally, the property benefits from a deep gravelled frontage providing off road parking for multiple vehicles. To the rear, a good sized garden enjoys a desirable south facing aspect, perfect for family use and outdoor entertaining. 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. 04/09/2025 20:45:43 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Composite double glazed front door opens to entrance hallway, wood effect laminate flooring, meters and services cupboard, single panel radiator, half panelling to walls.

Lounge 19' 4" x 10' 11 maximum" (5.89m x 3.32m)

PVC double glazed window with plantation style shutters to front elevation, PVC double glazed French doors with plantation style shutters to rear elevation, wood effect laminate flooring, single panel radiator, living flame coal effect gas fire standing on decorative surround, four double power points, coved ceiling.

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Utility Area 8' 7" x 7' 5" (2.61m x 2.26m)

Wood effect laminate flooring, double panel radiator, plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler, PVC double glazed entrance door to rear elevation, two double power points, under stairs storage cupboard.

Kitchen/ Dining Room 16' 9" x 8' 5" (5.10m x 2.56m)

Having fitted base and wall units, comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, in set four burner gas hob with filter hood above and electric double oven beneath, splash back tiling, under counter lighting, four double power points, PVC double glazed windows to front with plantation style shutter and rear elevations, double panel radiator, coved ceiling, tiled floor.



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First Floor Landing

Stairs from hall to first floor landing, access to loft.

Bedroom One 16' 9" x 8' 5" (5.10m x 2.56m)

PVC double glazed windows to front and rear elevations with plantation style shutters, three double power points.



Bedroom Two 14' 0" x 8' 5" (4.26m x 2.56m)

PVC double glazed window to front elevation with plantation style shutters, single panel radiator, two double power points.



Bedroom Three 10' 7" x 10' 5 maximum" (3.22m x 3.17m)

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

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Bathroom

Having a white three piece suite comprising low level WC, wash hand basin with mixer tap over, panel bath with fitted glass shower screen, mixer tap with telephone style mixer attachment and mixer shower, fully tiled walls, tiled floor, chrome effect heated towel rail, PVC double glazed window to rear elevation.

Externally

Property stands along Boston Avenue having a deep low maintenance gravelled frontage providing ample off road parking for multiple vehicles whilst to the rear there is a great size fully enclosed split level garden with a pleasant patio area partially covered by a pergola.



Useful information about this property:

- EXTENDED HOME
- SOUTH FACING REAR GARDEN
- NO CHAIN DELAY
- AMPLE PARKING
- THREE DOUBLE BEDROOMS
- SCHOOLING CLOSE BY
- FREEHOLD TENURE
- COUNCIL TAX BAND: A

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.

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