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16 Riley Drive
Runcorn
WA7 4NZ
3 Bed Semi Detached House

£230,000

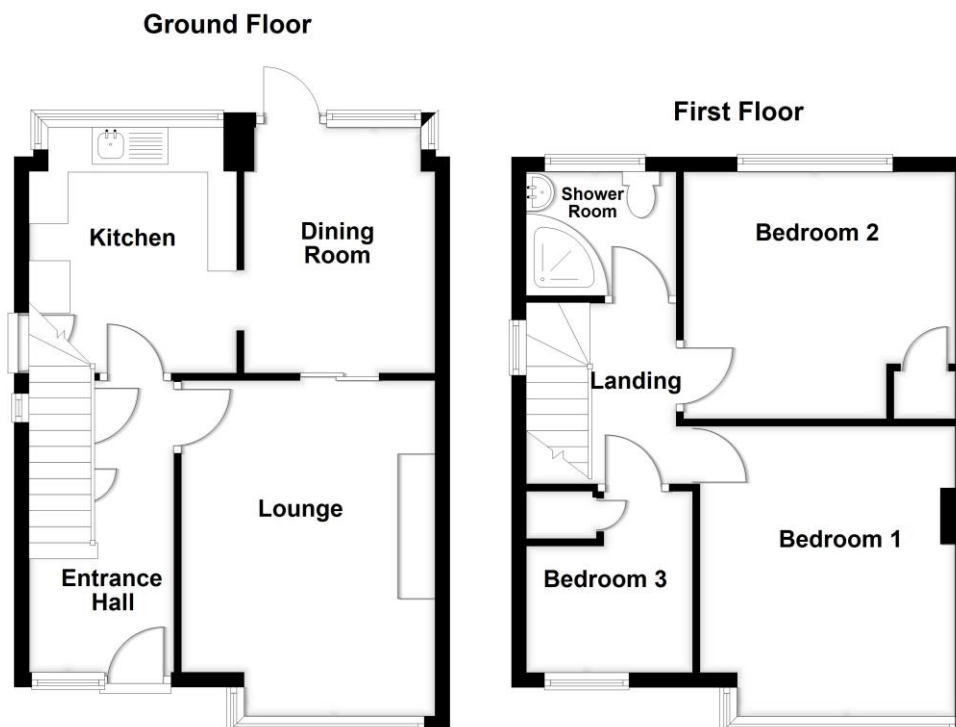
Viewing Advised

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16 Riley Drive, Runcorn, Cheshire, WA7 4NZ

Tucked away on Riley Drive, just off Oxford Road, this much loved home sits within the sought after Higher Runcorn area. Families will appreciate having highly regarded primary and secondary schools just a stone's throw away, making this an ideal long term choice. Lovingly cared for by the same owner since new which is testament to both the home and the location. While ready to move into, it also offers scope for buyers to add their own personal touch in time. Inside, a welcoming hallway leads to a bright lounge and a modern kitchen fitted with high gloss units which flows through to a separate dining room, both rooms have a bay windows, a rare option which could be selected when originally built. Upstairs, there are three bedrooms, two of which are generous doubles whilst the shower room completes the first floor. Positioned at the top of a quiet cul de sac, the property is fronted by a mature front garden with driveway which leads to a single garage. The rear garden benefits from a fair degree of privacy, not being directly overlooked, and presents plenty of potential to create a superb outdoor space. This is a home full of warmth which can be appreciated upon viewing, call us today to arrange a closer look. 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. 22/09/2025 13:22:50 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, PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, fitted dado rail, built in under stairs storage cupboard and meter cupboard.

Lounge 14' 11" x 11' 3" (4.54m x 3.43m)

PVC double glazed window to front elevation, living flame coal effect gas fire standing on decorative surround and hearth, two double, one single power points, single panel radiator.





Dining Room 10' 8" x 8' 4" (3.25m x 2.54m)

Wood effect laminate flooring, single panel radiator, PVC double glazed window and entrance door to rear elevation, one double power point.

Kitchen 10' 8 maximum" x 9' 4" (3.25m x 2.84m)

Having a range of fitted high gloss base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, plumbing and drainage for automatic washing machine and slimline dishwasher, gas cooker point, attractive splash back tiling, PVC double glazed window to rear elevation, four double and one single power points, double panel radiator, PVC entrance door to side elevation.





First Floor Landing

PVC double glazed window to side elevation, fitted dado rail, single power point, access to loft.

Bedroom One Front **13' 1 into bay window" x 10' 8" (3.98m x 3.25m)**

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

Bedroom Two Rear **11' 2" x 10' 11" (3.40m x 3.32m)**

PVC double glazed window to rear elevation, wood effect laminate flooring, built in storage cupboard, single panel radiator, one single power point.



Bedroom Three Front **8' 1 maximum" x 7' 2" (2.46m x 2.18m)**

PVC double glazed window to front elevation, single panel radiator, built in storage cupboard housing wall mounted combination gas central heating boiler.

Shower Room

Low level WC, wash hand basin with mixer tap over and storage below, fitted wall mirror, corner walk in shower enclosure with mixer shower, single panel radiator, PVC double glazed window to rear elevation.





Externally

Property occupies a cul de sac position being fronted by a very reasonable sized laid lawn garden with mature stocked borders, a concrete driveway provides off road parking and leads to a detached garage with metal up and over door, power and light, whilst to the rear there is a reasonable sized fully enclosed garden with pressed concrete patio area, laid lawn and mature perimeter shrubbery.

Useful information about this property:

- Sought after Higher Runcorn location
- Close to highly regarded primary and secondary schooling
- Quiet cul-de-sac position
- Freehold tenure
- Well maintained by the same owner from new
- Not overlooked to rear
- Chain free
- Council Tax Band: C

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.