

BP5642



7 Lamsickle Close
Weston Village
Runcorn
WA7 4RW
Extended 4 Bed Detached Bungalow

£325,000

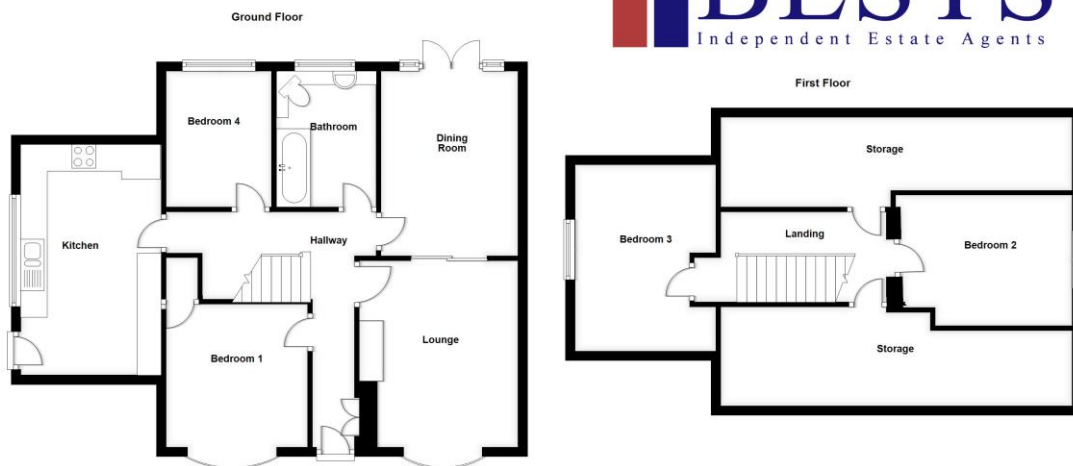
Viewing Advised

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7 Lamsickle Close, Weston, Runcorn, Cheshire, WA7 4RW

Proudly positioned within a quiet cul de sac in the ever popular Weston Village area of Runcorn, this four bedroom detached bungalow has been thoughtfully enhanced by a two storey extension, creating the ideal family home with generous bedrooms and a superb sized kitchen. The location is perfect for families, with children's parks, primary school, and everyday amenities just minutes away, while Heath Park and Runcorn Hill are both within easy walking distance. Inside, a welcoming hallway gives access to all main rooms, including a lounge with a log burning stove, dining room, extended kitchen, two bedrooms, and a family bathroom. Upstairs, there are two additional bedrooms, offering excellent flexibility for growing families. Externally, a pressed concrete driveway provides ample off road parking and leads to a detached garage. The wrap around rear garden enjoys a good degree of privacy, not being directly overlooked. A property which will suit a range of buyers, offering versatile accommodation with in this popular established area. Why not take a closer look? Arrange your viewing today.



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. 03/10/2025 10:06:03 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Composite double glazed front door opens to : Central hallway with all main rooms off, meter services cupboard, single panel radiator, wood effect laminate flooring, fitted picture rail, two double power point.



Lounge 12' 10" x 10' 10" (3.91m x 3.30m)

PVC double glazed bow window to front elevation, picture rail. Log burning stove standing on decorative hearth, wood finish plinth above, three double, two single power points, triple panel radiator, sliding doors open to dining room.



Dining Room (Currently used as bedroom one) 12' 9" x 9' 6" (3.88m x 2.89m)

PVC double glazed French door to rear elevation, picture rail, telephone extension point, three double power points, double panel radiator.



Kitchen 16' 0" x 9' 9" (4.87m x 2.97m)

An impressive room with a range of high gloss fitted base & wall units with kick board lighting comprising: Butchers block style work surfaces, inset one-half bowl sink, high neck mixer tap over, four burner gas hob, electric under oven, filter hood above, integrated washing machine, dishwasher, fridge & freezer, recently updated gas central heating boiler, attractive splash back tiling, four double power points, high gloss tiled flooring, PVC double glazed window and entrance door to rear elevation.





Bedroom One (Currently used as dining room) 9' 11" x 9' 10" (3.02m x 2.99m)

PVC double glazed bow window to front elevation, wood effect laminate flooring, double panel radiator, three double power points, built-in storage cupboard,



Bedroom Four Ground Floor Rear 9' 4" x 7' 3" (2.84m x 2.21m)

PVC double glazed window to rear elevation, fitted picture rail, double panel radiator, two double power points.



Bathroom Ground Floor Rear

An fully tiled room with white three piece suite comprising: Low level WC, circular wash hand basin, mixer tap over, panel bath mixer tap over & shower wand, mixer shower attachment over, waterfall shower head, glass shower screen, extensive vanity storage, double panel radiator, high gloss tiled flooring, PVC double glazed window to rear elevation.



First Floor Landing

Stairs from hall to first floor landing, double power point, double panel radiator, eaves storage to two sides.

Bedroom Two 12' 1" x 9' 4" (3.68m x 2.84m)

PVC double glazed window to side elevation, double panel radiator, wood effect laminate flooring, three double power points.

Bedroom Three 10' 0" x 12' 11" (3.05m x 3.93m)

PVC double glazed window to side elevation, wood effect laminate floor, double panel radiator, two double power points.



Externally

The property stands within a corner cul de sac position, fronted by a pressed concrete driveway providing ample off road parking which leads through wrought iron gates to a detached garage with metal up and over door, power and light. The rear garden wraps around the property and has a laid lawn and patio area all of which enjoys a fair degree of privacy not being directly overlooked.





Useful Information About This Property:

- Extended family home
- Corner position
- Ample parking
- Weston Village location
- Four bedrooms
- Freehold tenure
- Close to parks, primary school and amenities
- Council tax band: C

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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.