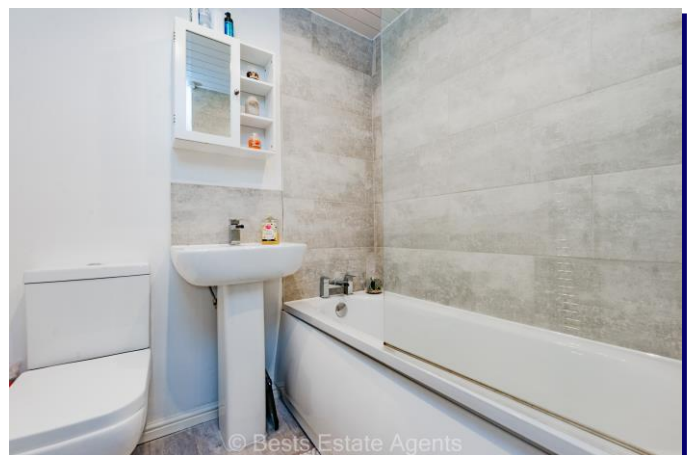


bp5534



28 Arndale
Beechwood
Runcorn
WA7 3HR
2 Bedroom Mid Terraced House

Independent Family Owned Estate Agents
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£165,000

Viewing Advised



28 Arndale, Beechwood, Runcorn, Cheshire, WA7 3HR

SUPERB STARTER HOME - POPULAR BEECHWOOD AREA - MODERN FINISH THROUGHOUT If you're looking to take your first steps into home ownership then this modern, two bedroom mid terrace home is one not to be missed. The current owners have implemented a scheme of improvements in recent years creating a cosy and welcoming home which benefits from having an updated kitchen and bathroom along with updated gas central heating boiler making it ideal for those who seek to purchase a property which is 'move in ready'. Located within the popular and highly regarded Beechwood development, a central location having schooling within walking distance, Call our office today to arrange your viewing.



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. 10/10/2025 09:25:50 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, PVC double glazed window to side elevation, fitted wall lights, coved ceiling, wood effect laminate flooring, meters and services cupboard.

Lounge 11' 11" x 11' 9" (3.63m x 3.58m)

Wood effect laminate flooring, PVC double glazed window to front elevation, coved ceiling, double panel radiator, three double power points.

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Inner Hallway

Useful built in under stairs storage cupboard, wood effect laminate flooring, stairs to first floor.

Kitchen 11' 9" x 8' 8" (3.58m x 2.64m)

Having a range of modern fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, four ring electric hob with electric oven beneath and filter hood above, attractive splash back tiling, three double and two single power points, PVC double glazed window and entrance door to rear elevation, plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler, tall contemporary style single panel radiator.



First Floor Landing

One single power point, built in storage cupboard, wall mounted radiator, coved ceiling.

Bedroom One Rear 11' 11" x 8' 8" (3.63m x 2.64m)

Two PVC double glazed windows to rear elevation, single panel radiator, access to loft, built in storage cupboard, two single power points.



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Bedroom Two Front 11' 9" x 9' 0 maximum narrowing to 5'8" (3.58m x 2.74m)

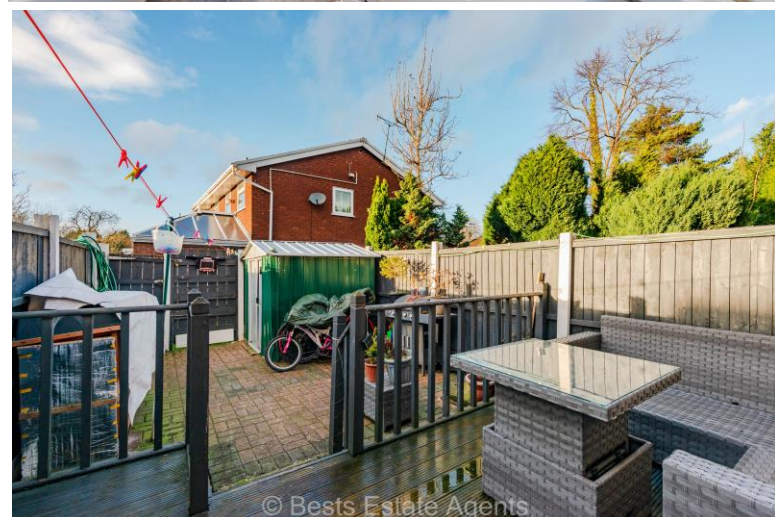
Single panel radiator, PVC double glazed window to front elevation, coved ceiling, two single power points, built in storage cupboard.

Bathroom

A recently updated room having a white three piece suite comprising low level WC, pedestal wash hand basin with waterfall style mixer tap over, panel bath with fitted glass shower screen, waterfall style mixer tap plus mixer shower attachment, fitted mini ceiling down lighters and extractor fan, chrome effect heated towel rail.

**Externally**

Property forms part of a pleasant close in the popular Beechwood area being fronted by a forecourt style garden whilst to the rear there is a fully enclosed reasonable sized low maintenance garden having wood decked patio, further paved section and separate rear access.

**Useful Information About This Property:**

- UPDATED AND IMPROVED
- MOVE IN READY
- PERFECT FIRST HOME
- FREEHOLD TENURE
- POPULAR BEECHWOOD LOCATION
- CLOSE TO SCHOOLING
- UPDATED BOILER
- 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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