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4 Sonoran Close
Runcorn
WA7 2RY
3 Bed Semi Detached House

£240,000

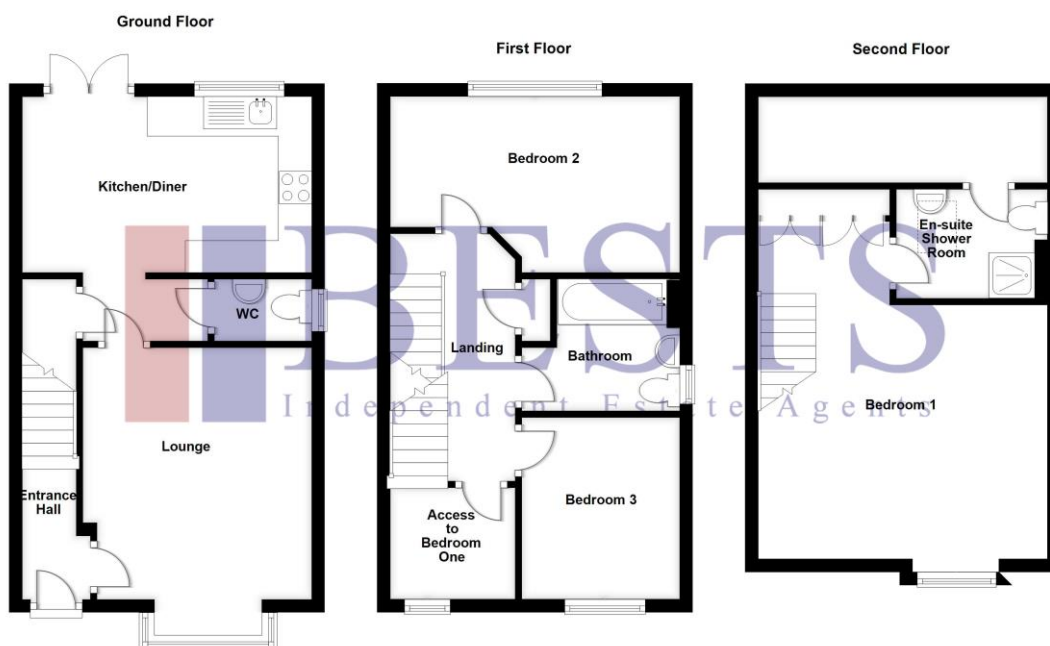
Viewing Advised

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4 Sonoran Close, Runcorn, Cheshire, WA7 2RY

Superb Family Home - Lakeside Development - Freehold Tenure - Excellent Master Bedroom - B Rated EPC Standing within Sonoran Close is this three storey semi detached home which offers superb family living and retains its house builder warranty being constructed in 2019. Forming part of a popular and scenic lakeside development which has a childrens park, community coffee shop, skate park and canal walks all seconds away making it a great choice for those with younger families. Being well presented throughout and move in ready means a closer look at this spacious home is a must. Consisting of an entrance hallway leading to the lounge with feature bay window, the full width kitchen dining room is a great entertaining space whilst the high gloss kitchen has built in appliances including fridge freezer, washing machine and dishwasher. There is also a useful storage cupboard and a ground floor WC. The first floor has a family bathroom and two bedrooms along with access to the second floor master bedroom with en suite shower room, this space is currently arranged as a handy home office space. Outside, a double width driveway provides off road parking whilst the rear garden has a paved patio and laid lawn. EPC:B(85)



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. 04/12/2025 19:34:01 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance, composite front door opens to hallway, single panel radiator.

Lounge 14' 11 into bay window" x 11' 6" (4.54m x 3.50m)

PVC double glazed bay window to front elevation, double panel radiator, four double power points.



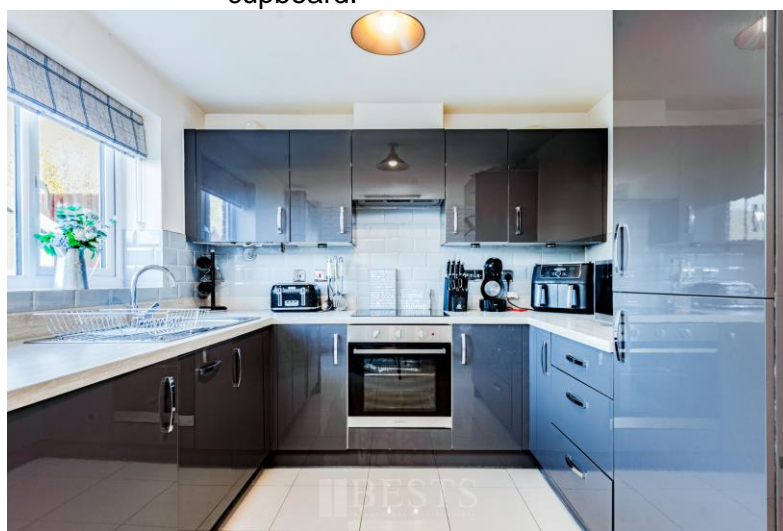
Ground Floor Cloaks

Low level WC, pedestal wash hand basin with mixer tap over, single panel radiator, PVC double glazed window to side elevation, high gloss tiled floor.



Kitchen/ Dining Room 14' 7" x 8' 11" (4.44m x 2.72m)

Kitchen area has a range of fitted base and wall units with a high gloss finish with integrated four ring electric hob with electric oven beneath and filter hood above, integrated washing machine, slim line dishwasher and fridge freezer, attractive splash back tiling, high gloss tiled floor, concealed wall mounted combination gas central heating boiler, PVC double glazed windows and French doors to rear elevation, double panel radiator, five double, one single power points, built in under stairs storage cupboard.

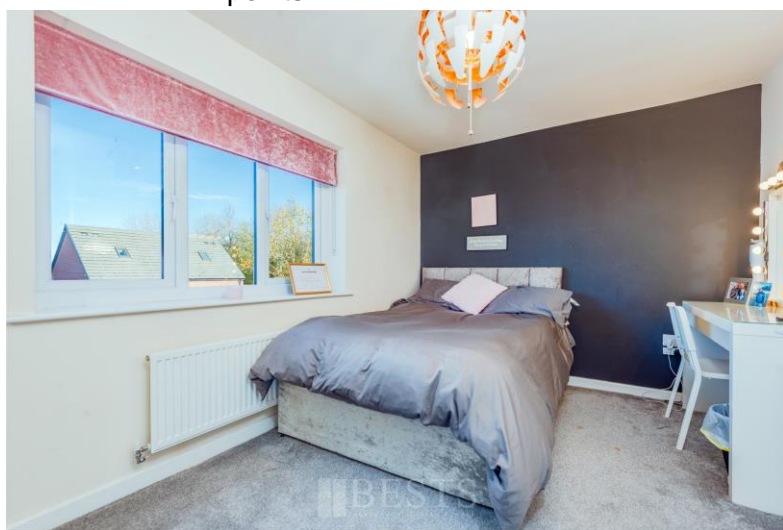


First Floor Landing

Stairs from hall to first floor landing, single panel radiator, built in storage cupboard, one double power point.

Bedroom Two Rear 14' 7" x 8' 8 maximum" (4.44m x 2.64m)

PVC double glazed window to rear elevation, single panel radiator, three double power points.



Bedroom Three Front

9' 7" x 8' 0" (2.92m x 2.44m)

PVC double glazed window to front elevation, single panel radiator, two double power points.

Family Bathroom

A fully tiled room with a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and shower attachment, fully tiled walls, tiled floor, single panel radiator, PVC double glazed window to side elevation.



Master Bedroom Entrance

The entrance to the master bedroom has single panel radiator, one double power point, PVC double glazed window to front elevation, stairs to second floor master bedroom.



Master Bedroom 16' 11 maximum" x 14' 7" (5.15m x 4.44m)

PVC double glazed window to front elevation, two single panel radiators, four double power points, access to loft, quality built in fitted wardrobe.

En-suite Shower Room

Having low level WC, pedestal wash hand basin with mixer tap over, over sized fully tiled walk in shower enclosure with mixer shower, fitted extractor fan, tiled floor, double panel radiator, fitted Velux roof light, access to useful storage.



Externally

The property forms part of a cul de sac being fronted by a tarmacked driveway providing off road parking whilst to the rear there is a fully enclosed reasonable sized garden with laid lawn, paved patio and useful timber shed.





Useful information about this property:

- Superb Master Bedroom With En Suite
- Lakeside Development
- Perfect Family Home
- Freehold Tenure
- Well Presented Throughout
- Ground Floor WC
- Cul De Sac Position
- Council Tax Band: C

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