

Bp4875



8 Morley Road
Higher Runcorn | WA7 4NS
Extended 3 Bed Semi Detached
House with Detached Garage to
Rear

Price On Application

Independent Family Owned Estate Agents
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8 Morley Road, Runcorn, Cheshire, WA7 4NS

- Exceptional 3 Bed Semi-detached House. (in a quiet Cul-de-sac)
- Bay to Front and Rear of the property (Including French Doors)
- Higher Runcorn Area (Conservation Area including Cenotaph)
- Open Plan Living/Dining Room
- Multi Fuel/Log Burner
- Three Bedrooms
- Side kitchen Extension (Modern Style)
- D.G & G.F.C.H.(Recently Upgraded with Worcester Bosch Boiler & radiators)
- Driveway providing parking to front & Detached Garage (Access from rear unadopted Lane)
- Exceptional Landscaped Gardens
- Sunny South Western Garden (Not overlooked)
- Council Tax Band:B



EXCEPTIONAL FAMILY 1930s HOME Situated in Higher Runcorn in a peaceful cul de sac, this family home has been extensively refurbished by it's current owners. This work includes refurbished tongue and groove floors throughout (ground floor replaced); new electrics downstairs including distribution board; French doors providing access to the garden; new water main; Recently updated full central heating system, Multi fuel burner in lounge, extensively Replastered to Ground Floor. Not directly overlooked south-west facing beautifully landscaped rear garden with access from side or rear gate and includes two decks and a patio area beneath a large pergola, with access to the detached garage from the unadopted lane to the rear(where there is potential to create additional parking). Low Maintenance garden and a decorative block paved driveway providing off road parking to the front.



The property comprises in more detail as follows;

Entrance

Canopied entrance, PVC Double glazed front door opens to Good Sized central Hallway.

Entrance Hallway

Wood floor, one single panel radiator, one double and one single power point, Electrical consumer unit enclosed in purpose built unit. Under the stairs storage cupboard with water isolation valve, window to side, stairway renewed as part of refurbishment.

Lounge 13' 11" Into Bay Window x 10' 11" (4.24m x 3.32m)

Wooden Floor, PVC Double glazed bay window to front elevation, curved radiator to bay window, Multi fuel burner standing on a decorative stone hearth, fitted Delph rails, TV aerial point, five double power points, fitted wall lights, opening to Dining Room.



Dining Room 15' 11" Into Bay x 10' 11" (4.85m x 3.32m)

Wooden Floor, PVC Double glazed French doors and surrounding bay window (fitted with close coupled Thomas Sanderson Blinds). Single panel radiator, spotlights in Bay, fitted Delph rails, ceiling and wall lights. Four double power points, Fireplace opened up & used decoratively for storing logs during the winter.



Kitchen 13' 4" x 9' 6" (4.06m x 2.89m)

A modern Kitchen with fitted base and wall units comprising of circular single drainer stainless steel sink with high neck tap over, Integral Fridge/Freezer and Dishwasher, four ring gas hob and double electric oven recently replaced (complete with Extractor Fan above). Dual aspect PVC double glazed windows to front and rear elevations, plumbing & drainage for automatic washing machine, entrance door to rear garden, potential for fitting a breakfast bar and additional cupboards if required, cushioned flooring, five double power points.



Note

All internal ground floor doors replaced with modern routed oak veneer doors. Architrave and skirting boards replaced on ground floor.

First Floor Landing

Stairs from Hall to first floor landing, PVC double glazed window to side elevation, Access to fully boarded and insulated loft space with pull down ladder.

Bedroom One Rear 12' 11" x 10' 11" (3.93m x 3.32m)

PVC double glazed window to rear elevation, one single panel radiator, three double one single power points, decorative period style fire place in chimney breast, fitted picture rail, ample room for Super King Bed.



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Bedroom Two Front 11' 0" Max x 11' 11" (3.35m x 3.63m)

PVC double glazed window to front elevation, one single panelled radiator, two double one single power points, decorative period style fire place fitted on chimney breast, coved ceiling.



Bedroom Three Front 8' 3" x 7' 5" (2.51m x 2.26m) PVC double Glazed window to front elevation, one single panelled radiator, two double one single power points, coved ceiling.

Note

There is currently an opening of 5 foot between bedrooms 2 and 3. Easily reinstalled via a stud wall to return to original layout.

Loft Space

Generous proportions, ideal for conversion subject to usual consents, fully boarded floors, lighting and power sockets. Wall mounted 'Worcester Bosch' combination gas central heating boiler.

Bathroom

White bath suite with electric and mixer shower attachment, fitted glass shower screen, splash back tiling, pedestal wash hand basin, low level WC, built in storage cupboard, frosted PVC double glazed window to rear elevation, cushioned flooring.

Externally

The property is fronted by a forecourt style low maintenance garden with a brick wall perimeter. Decorative block paved driveway providing off road parking, security lighting. The rear garden enjoys a south westerly facing aspect, benefitting from sunshine throughout the day and into the evening (weather permitting). Partly laid to lawn with decking, paving and patio area beneath a pergola. Borders are mature and beautifully landscaped offering secluded areas with trellis and climbing plants. Timber cladded, sectional concrete garage/workshop – accessed via up and over door from the lane at the rear, with fitted workbench, power points and lights with side door to garden. Gazebo has been adapted to be a storage area/potting shed / bar and includes lighting and power points. Security and mood lighting. Log stores to house wood for multi-fuel burner, gate to lane at rear of property.



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The local Area

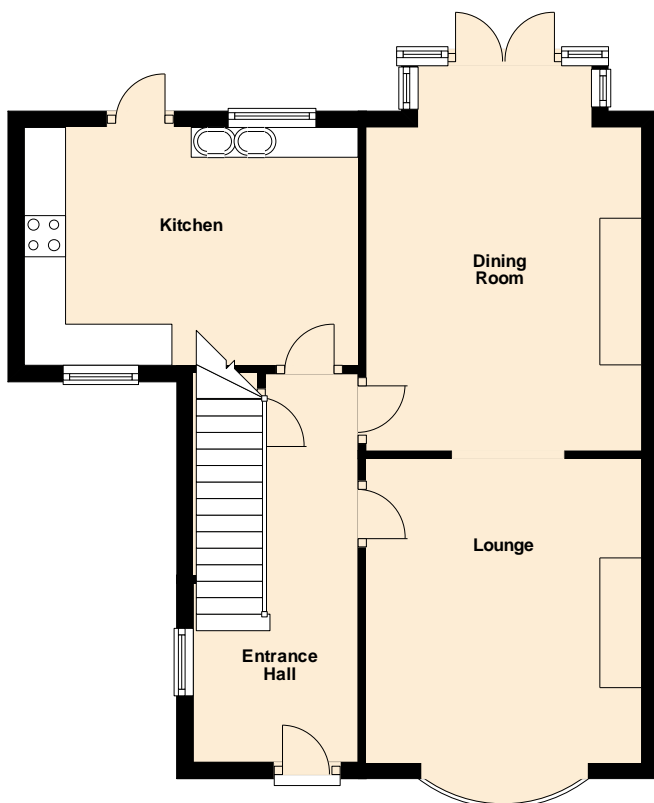
Within 10 minutes walking distance you will find Heath Park which offers the facilities of tennis courts, a bowling greens, a boating lake, Runcorn Hills, and the Park Café. The property is a 15 minute walk to Town Centre, which includes the award winning Brindley Theatre, and the historical Bridgewater Ship canal network . A Co-op Store within a 5 minute walk and the newly developing station quarter including the Runcorn Railway Station on the Chester and Liverpool line, with excellent commuter links via the M56 and M62. Residents of the area benefit from a small annual subsidised fee for the Mersey Gateway Crossing. Local Sports Club, home to Runcorn Cricket and Women Hockey Club. Snooker Clubs is nearby. Overall a very welcoming and well cared for home which will suit an array of buyers.

Directions

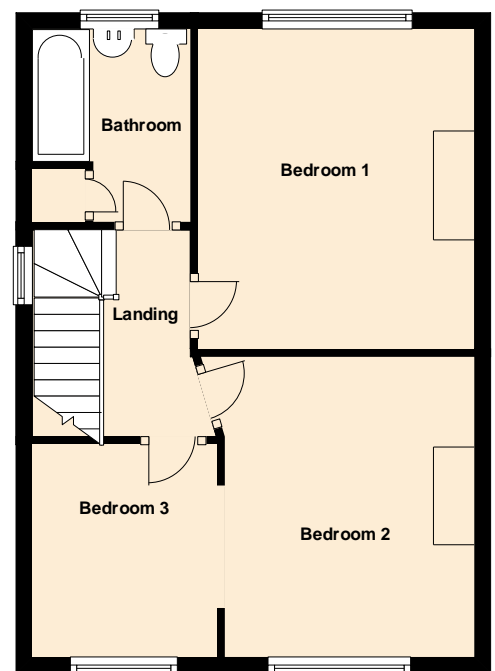
Travel up Greenway Road from Runcorn Town Centre, from lights at The Lion public house Morley Road is the 4th turning on the left, after Oxford Road. Property is on the right hand side of Morley Road.

Please note all information for this property has been provided by our vendor.

Ground Floor



First Floor



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. 12/05/2021 16:50:54 The content of these sales details are the copyright of Bests Estate Agents.

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