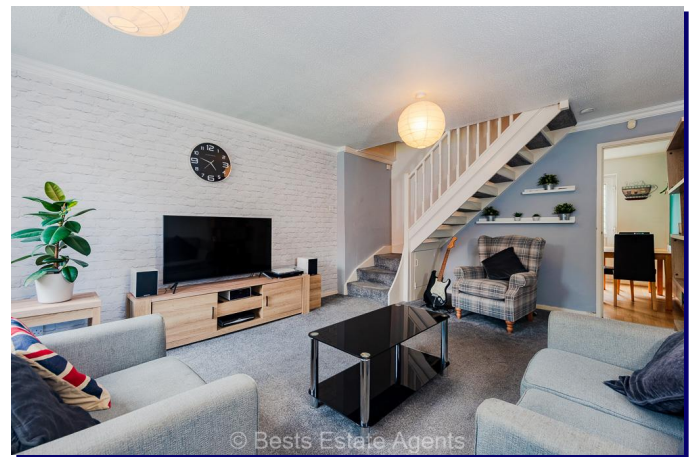


bp5470



8 Whimbrel Close  
Beechwood  
Runcorn  
WA7 3JW  
2 Bed Semi Detached House

Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk

[www.bests.co.uk](http://www.bests.co.uk)

**£165,000**

**Viewing Advised**



## 8 Whimbrel Close, Beechwood, Runcorn, Cheshire, WA7 3JW

\*SPACIOUS TWO BEDROOM SEMI DETACHED HOME WITHIN THE POPULAR BEECHWOOD AREA\* This two bedroom semi stands within a well kept Cul de sac within the ever popular and sought after Beechwood area of Runcorn. Brought to the market presented to pleasing standards throughout this semi detached home is perfect for those who seek to take their first steps into home ownership or downsizers alike. Being close to amenities and schooling with easy access to both the Mersey Gateway and surrounding motorway networks this appealing home is certainly worthy of closer inspection. Consisting of an entrance vestibule, good sized lounge and full width kitchen to the ground floor whilst two double bedrooms and a bathroom complete the first floor. Parking is provided via a block paved driveway to the front of the property whilst the mature rear garden is not directly overlooked and enjoys a southerly facing aspect. An excellent choice for those starting out and a property which has ample appeal. 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](http://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. 25/06/2024 13:33:06 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### **Entrance Hall**

Composite double glazed front door opens to entrance hall, PVC double glazed window to side elevation.

### **Lounge 17' 4" x 13' 0" (5.28m x 3.96m)**

PVC double glazed window to front elevation, double panel radiator, coved ceiling, one double and three single power points.

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**Kitchen/ Dining Room 12' 11" x 8' 10" (3.93m x 2.69m)**

Kitchen area has a range of fitted base and wall units comprising single drainer sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, splash back tiling, plumbing and drainage for automatic washing machine, integrated dishwasher, three double and one single power points, wood effect laminate flooring, PVC double glazed window and entrance door to rear elevation, single panel radiator.



**First Floor Landing**

Stairs from lounge to first floor landing, access to loft.

**Bedroom One Front 13' 0" x 9' 2" (3.96m x 2.79m)**

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

**Bedroom Two Rear 13' 0" x 9' 1" (3.96m x 2.77m)**

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, built in storage cupboard housing wall mounted combination gas central heating boiler, two single power points.



**Bathroom**

Having a white suite comprising low level WC, wash hand basin and panel bath with mixer shower over, PVC double glazed window to side elevation, double panel radiator, fitted extractor fan.

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**Externally**

Property forms part of a Cul de sac being fronted by a laid lawn garden, a block paved driveway provides off road parking, whilst to the rear there is a fully enclosed reasonable sized garden having paved patio, laid lawn and mature stocked borders.



**Useful Information About This Property:**

- IDEAL FIRST HOME
- POPULAR BEECHWOOD LOCATION
- SOUTH FACING ASPECT TO REAR
- NOT OVERLOOKED
- TWO DOUBLE BEDROOM
- CUL DE SAC POSITION
- FREEHOLD TENURE
- COUNCIL TAX BAND: B

**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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