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12 Cherry Blossom Road
Beechwood
Runcorn
WA7 3HZ
3 Bed Semi Detached House

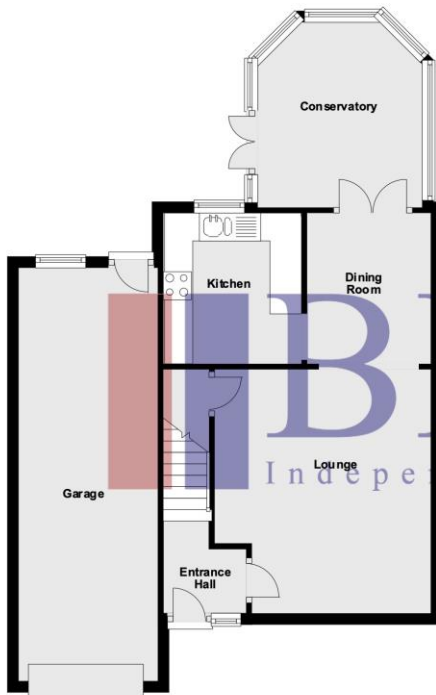
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Offers in the Region Of
£220,000

12 Cherry Blossom Road, Beechwood, Runcorn, Cheshire, WA7 3HZ

Cherry Blossom Road, Beechwood, Runcorn. Looking for a three bedroom family home in a popular and convenient location? This could be the property for you. Situated on the sought after Beechwood development, the property enjoys an excellent position siding onto a large open playing field, perfect for dog walking, children's play and everyday family life. Hill View Primary School is just seconds away on foot, making it an ideal choice for those with younger families. The property benefits from an attached garage, PVC double glazed conservatory and a tarmac driveway providing off road parking. A particular highlight is the rear garden, thoughtfully landscaped by the current owners to create a superb space for entertaining or simply relaxing whilst enjoying its sunny south westerly aspect. Inside, viewers are welcomed by an entrance hallway which leads to a bright lounge opening into a separate dining room with conservatory beyond, whilst the kitchen completes the ground floor. Upstairs, there are three bedrooms together with a family bathroom. Early viewing is highly recommended. EPC:D(67)

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. 10/08/2026 14:54:37 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Recessed entrance with composite double glazed front door opens to entrance hallway, wood effect flooring, single power point, single panel radiator.

Lounge 14' 4" x 12' 7" (4.37m x 3.83m)

Having PVC double glazed window to front elevation, wood effect flooring, coved ceiling, three double power points, built in under stairs storage cupboard.

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Dining Room 8' 10" x 7' 1" (2.69m x 2.16m)

Having wood effect laminate flooring, double panel radiator, coved ceiling, one single power point, PVC double glazed French doors opening to conservatory.



Conservatory 10' 8" x 8' 4" (3.25m x 2.54m)

Having PVC double glazed units with French doors opening to side elevation, tiled floor, two double power points.



Kitchen 8' 10" x 8' 4" (2.69m x 2.54m)

Having a range of fitted base and wall units with one and a half bowl single drainer stainless steel sink with mixer tap over, four burner gas hob with electric double oven beneath and filter hood above, plumbing and drainage for automatic washing machine, splash back tiling, two double, one single power points, wood effect flooring.



First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed window to side elevation, built in storage cupboard, one double power point, access to loft.



Bedroom One Front 13' 6" x 9' 8" (4.11m x 2.94m)

Having PVC double glazed window to front elevation, single panel radiator, one double power point.

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Bedroom Two Rear 10' 0" x 9' 8" maximum (3.05m x 2.94m)

Having PVC double glazed window to rear elevation, single panel radiator, one single power point.



Bedroom Three Front 8' 7" x 6' 6" (2.61m x 1.98m)

Having PVC double glazed window to front elevation, single panel radiator, one double power point, built in storage cupboard.



Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin and panel bath with mixer tap and shower attachment, PVC double glazed window to rear elevation, fully tiled walls, tiled floor, chrome effect heated towel rail, fitted extractor fan.



Externally

Property stands in a enviable position along Cherry Blossom road being fronted by a double width tarmac driveway and lawned garden. The driveway leads to a attached oversized garage with metal up and over door and separate rear access.

To the rear there is a reasonable size fully enclosed low maintenance garden with wood decked patio, artificial lawn and paved patio area with a wooden pergola creating a brilliant outside entertaining area.



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Useful information about this property:

- Popular Beechwood Location
- Attached Garage
- Conservatory
- Freehold Tenure
- Superb Garden For Entertaining
- Excellent First Home
- Close to Schooling
- 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.

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