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17 Troutbeck Close
Beechwood | Runcorn
WA7 3JG
3 Bedroom Detached House In Large Plot

£245,000

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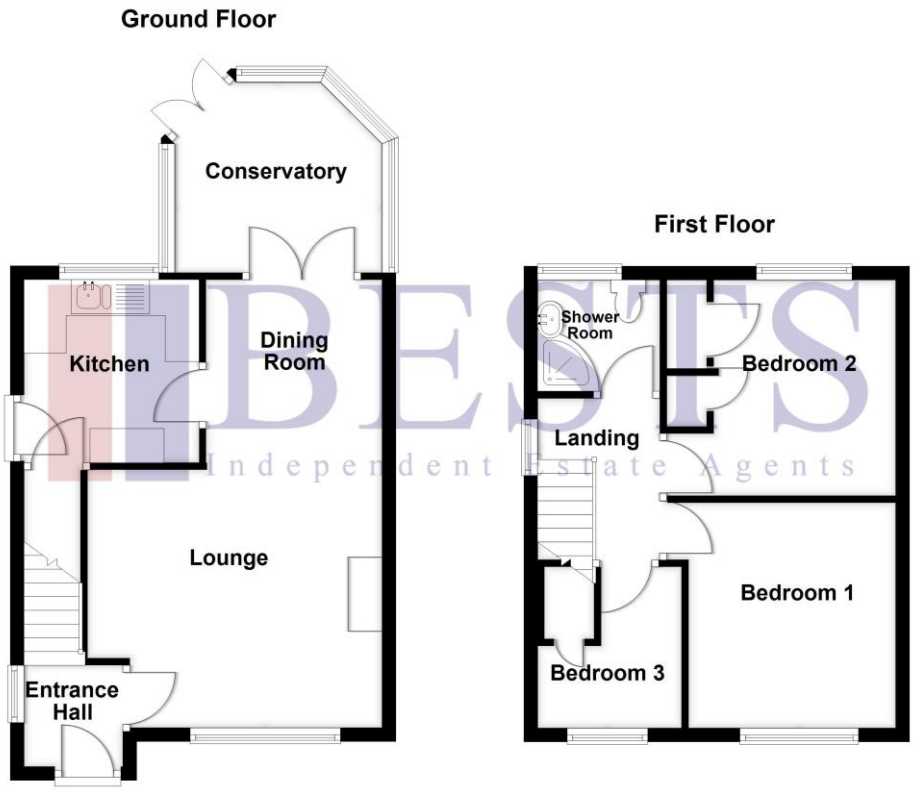
17 Troutbeck Close, Beechwood, Runcorn, Cheshire, WA7 3JG

Three Bedroom Detached - Superb Large Plot - Chain Free - Detached Garage - Wooded Aspect to Rear - Must See Home Plot envy? This three bedroom detached home stands within what must be one of the most generous plots on this popular development. Sitting proudly within a pleasant cul de sac position, the property offers excellent scope to extend, improve and create your ideal long term home. Clough Wood is a desirable development within the ever popular Beechwood area of Runcorn, and this particular home offers huge potential. Upon entering, the hallway leads through to an open plan lounge dining area which flows into the kitchen, whilst also giving access to the pleasant conservatory at the rear. Upstairs, viewers will find three bedrooms and a fully tiled shower room. It is outside where this home really stands out. A tarmac driveway provides off road parking and continues through wrought iron gates to additional parking and an oversized detached garage at the side. The rear garden enjoys a beautiful mature tree lined aspect, with a large patio area and an impressive lawn garden. If you are looking for a home which has been loved, cared for and offers genuine future potential, then a closer look at Troutbeck Close is highly recommended.



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. 02/10/2026 15:33:05 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, double panel radiator, one double power point, meters and services cupboard.

Lounge 12' 5" x 14' 1" maximum (3.78m x 4.29m)

PVC double glazed window to front elevation, single panel radiator, electric convector fire standing on decorative hearth and back, one double, two single power points, fitted ceiling fan.

Dining Area 8' 8" x 8' 5" (2.64m x 2.56m)
Single panel radiator, two single power points, PVC double glazed French doors open to conservatory.

Conservatory 9' 2" x 9' 11" (2.79m x 3.02m)
Having PVC double glazed units with French doors to rear elevation, glass ceiling, wood effect flooring, single panel radiator, two double power points.

Kitchen 8' 9" x 8' 5" (2.66m x 2.56m)
Having fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with mixer tap over, plumbing and drainage for automatic washing machine, fully tiled walls, tiled floor, PVC double glazed window to rear elevation, PVC double glazed entrance door to side elevation, wall mounted gas central heating boiler, two double, one single power points, built in under stairs storage cupboard.

First Floor Landing
Stairs from entrance hall to first floor landing, PVC double glazed window to side elevation, one double power point, access to loft.

Bedroom One Front 11' 3" maximum x 10' 10" (3.43m x 3.30m)
PVC double glazed window to front elevation, single panel radiator, two single power points, fitted ceiling fan.

Bedroom Two Rear 11' 3" maximum x 10' 7" (3.43m x 3.22m)
PVC double glazed window to rear elevation, single panel radiator, one single, one double power points, two built in storage cupboards one housing insulated hot water cylinder.

Bedroom Three Front 7' 8" maximum x 6' 10" maximum (2.34m x 2.08m)
PVC double glazed window to front elevation, single panel radiator, one double power point, built in storage cupboard.

Shower Room
A fully tiled room having a white suite comprising of low level WC, pedestal wash hand basin, fully tiled corner walk in shower enclosure with wall mounted electric shower, chrome effect towel rail, fitted mini ceiling down lighters, PVC double glazed window to rear elevation.

Externally
Property occupies a head of cul de sac corner position being fronted by a tarmac driveway providing off road parking and leading to wrought iron gates beyond which there is additional parking, as well as an oversized garage with metal up and over door. Whilst, to the rear there is a much larger than average garden enjoying a private tree lined aspect with a large paved patio area all of which is not directly overlooked and enjoys a very private aspect.

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Useful information about this property:

- Much Larger Than Average Plot
- Not Overlooked to Rear
- Treelined Aspect Behind
- Detached Garage
- Popular Area
- Close To Schooling
- Scope to Extend
- Council Tax Band: C

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.