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32 Calvers
Runcorn
WA7 2EL
4 Bed End Terrace House

£150,000

Viewing Advised

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32 Calvers, Runcorn, Cheshire, WA7 2EL

****Spacious Four Bedroom End Terrace – Larger Than Average Garden – Convenient Location**** Located within Calvers, just off Halton Brow, this spacious four bedroom end terrace home occupies a convenient position with a wide range of local amenities and schooling for all ages within easy walking distance. The Mersey Gateway crossing is also close by, providing excellent transport links to the surrounding area. Having remained within the same family for decades, the property has clearly proven itself as a superb family home and offers generously proportioned accommodation throughout. The ground floor features a spacious lounge together with a dual aspect kitchen dining room, providing a practical and sociable space for everyday family life. A useful ground floor WC completes the accommodation on this level. Upstairs are four good sized bedrooms, offering plenty of flexibility for a growing family, along with the family bathroom. One of the property's particularly appealing features is its larger than average garden, providing considerably more outside space than might typically be expected from a home of this type. The property is freehold, with communal parking conveniently positioned to the front. With its four bedrooms, generous garden and central location close to schools, amenities and excellent transport connections, this is a well established family home which offers plenty of space both inside and out.



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. 04/09/2026 09:59:08 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch, tiled floor, built in cupboards, glazed panel door opens to a welcoming hallway.

Entrance Hallway

Having two built in storage cupboards, wall mounted electric heater.

Ground Floor WC

Having low level WC, wash hand basin, window to entrance porch.



Lounge 16' 0" x 11' 3" (4.87m x 3.43m)

Double glazed bay window to rear elevation, two double power points.



Kitchen/ Dining Room 20' 10" x 8' 8" (6.35m x 2.64m)

Fitted base units with single drainer stainless steel sink with mixer tap over, four burner electric hob, high electric oven, plumbing and drainage for automatic washing machine, splash back tiling, tiled floor, four double, two single power points, wall mounted electric heater, wood effect laminate flooring in dining area, PVC double glazed entrance door to rear elevation, wall mounted electric heater.



First Floor Landing

Stairs from entrance hall to first floor landing, two good size storage cupboards one housing an insulated hot water cylinder, one single power point.

Bedroom One 13' 0" x 8' 9" (3.96m x 2.66m)

Having PVC double glazed window to rear elevation, wall mounted electric heater, one double power point.

Bedroom Two 11' 5" x 9' 0" (3.48m x 2.74m)

PVC double glazed window to side elevation, wall mounted electric heater, two single power points.



Bedroom Three 8' 11" x 7' 3" (2.72m x 2.21m)

PVC double glazed window to front elevation, wall mounted electric heater, one double power point.

Bedroom Four 11' 5" x 6' 11" (3.48m x 2.11m)

PVC double glazed window to rear elevation, one double power point.



Shower Room

Having a white suite comprising of low level WC, wash hand basin with vanity storage, oversized walk in shower enclosure with wall mounted electric shower, fitted extractor fan, PVC clad walls, wall mounted electric heater, PVC double glazed window to front elevation.



Externally

Property is fronted by a forecourt style garden with wrought iron fencing. Whilst, to the rear of the property, there is a larger than average fully enclosed garden with large paved patio area's and well planted borders with separate side access.



Useful Information About This Property:

- Four bedroom end terrace home
- Larger than average garden
- Dual aspect kitchen dining room
- Freehold Tenure
- Good sized bedrooms throughout
- Convenient location close to schools, amenities & Mersey Gateway
- Popular Area
- Council Tax Band: A

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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.