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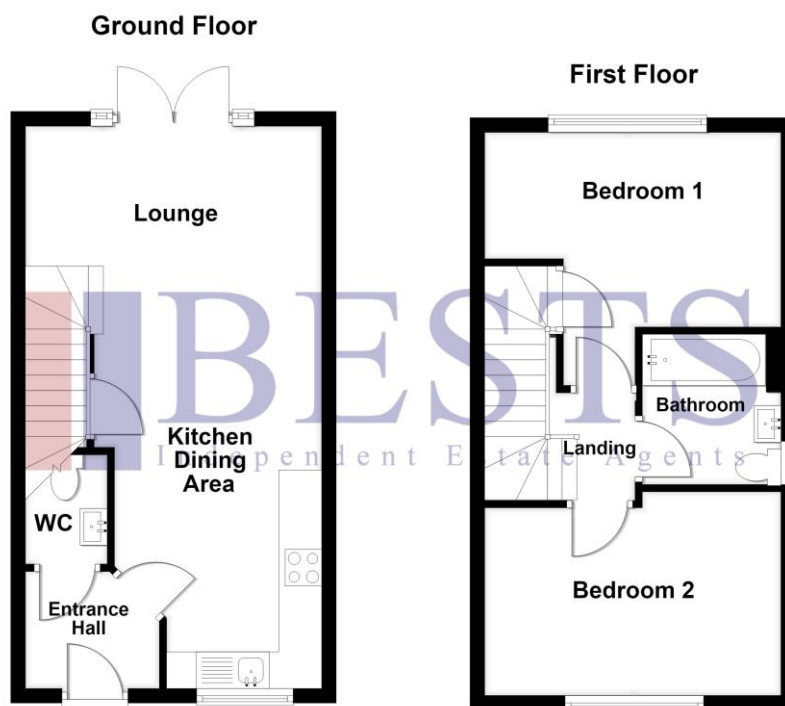
16 Girton Close
Sandymoor
Runcorn
WA7 1YB
2 Bed Semi Detached House

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Offers in Excess of
£245,000

16 Girton Close, Sandymoor, Runcorn, WA7 1YB

Sandymoor Location - Built in 2024 – Open plan living – Landscaped rear garden – Freehold Built in 2024 by Bovis homes and still presented in like new condition, this modern home on Girton Close makes an excellent choice for first time buyers, downsizers or anyone looking for a property they can simply move straight into and enjoy. Located within the highly regarded Sandymoor development, the property is ideally placed for local schooling and everyday amenities, while the Mersey Gateway and M56 motorway are both easily accessible, making this a particularly convenient location for commuters. Internally, the home has been finished to an excellent standard with a number of upgrades upgraded kitchen including Bosch kitchen appliances and beautiful Karndean flooring. The open plan design creates a bright and sociable living space which works perfectly for modern day living and entertaining, while a ground floor WC adds further practicality. Outside, the current owners have landscaped the rear garden to create an attractive and relaxing outdoor space which is easy to maintain, while to the front there is off road parking for two cars. With its like new condition, upgraded finish and popular Sandymoor location, this freehold home offers all the benefits of a recently built property without the wait associated with buying new. EPC: B (83)



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. 28/08/2026 12:58:30 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Canopied entrance- Composite double glazed front door opens to entrance hall, one double power point, single panel radiator, Karndean wood effect flooring.

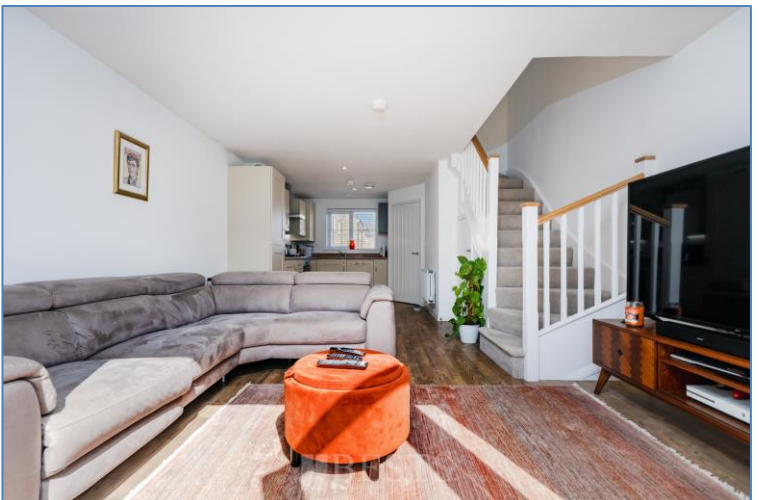
Ground Floor Cloaks

Having low level WC, pedestal wash hand basin, single panel radiator, fitted extractor fan, Karndean flooring.



Open Plan Kitchen/ Dining/ Lounge 25' 5" x 9' 3" in kitchen area opening to 13' 3" in lounge area (7.74m x 2.82m)

Kitchen area has upgraded fitted base and wall units with single drainer stainless steel sink with mixer tap over, inset four burner hob with electric oven beneath and filter hood above, integrated fridge freezer, washing machine and dishwasher, concealed wall mounted combination gas central heating boiler, four double, one single power points, type C USB charging, fitted mini ceiling down lighters, double panel radiator, PVC double glazed window to front elevation, Karndean wood effect flooring. Lounge area has a built in under stairs storage cupboard, fitted mini ceiling down lighters, Karndean wood effect flooring, three double power points, PVC double glazed French doors opening to rear elevation, double panel radiator, two TV aerial points.



First Floor Landing

Stairs from lounge to first floor landing, access to loft, one double power point.

Bedroom One Rear 11' 4" maximum x 13' 3" maximum (3.45m x 4.04m)

Having PVC double glazed window to rear elevation, single panel radiator, three double power points, fitted mini ceiling down lighters, built in storage cupboard, type C USB charging.



Bedroom Two Front 13' 3" x 9' 2" maximum (4.04m x 2.79m)

PVC double glazed window to front elevation, single panel radiator, three double power points, fitted mini ceiling down lighters.

Bathroom

Having a white suite comprising of low level WC, pedestal wash hand basin with mixer tap over, panel bath with fitted glass shower screen and mixer shower, splash back tiling, single panel radiator, Karndean wood effect flooring, PVC double glazed window to side elevation, fitted extractor fan.



Externally

Property forms part of a small Cul de sac being fronted by a double width tarmac driveway. Whilst, to the rear of the property there is a reasonable sized landscaped garden with paved patio and laid lawn.



Useful information about this property:

- Built in 2024 and presented in like new condition
- Popular Sandymoor location
- Stylish open plan living space
- Upgraded Bosch kitchen appliances
- Beautiful Karndean flooring
- Ground floor WC
- Landscaped, low maintenance rear garden
- Council Tax Band:

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.