

bp5741



9 Stonehills Court
Runcorn
WA7 5XU
4 Bed Detached House

£280,000

Viewing Advised

Independent Family Owned Estate Agents
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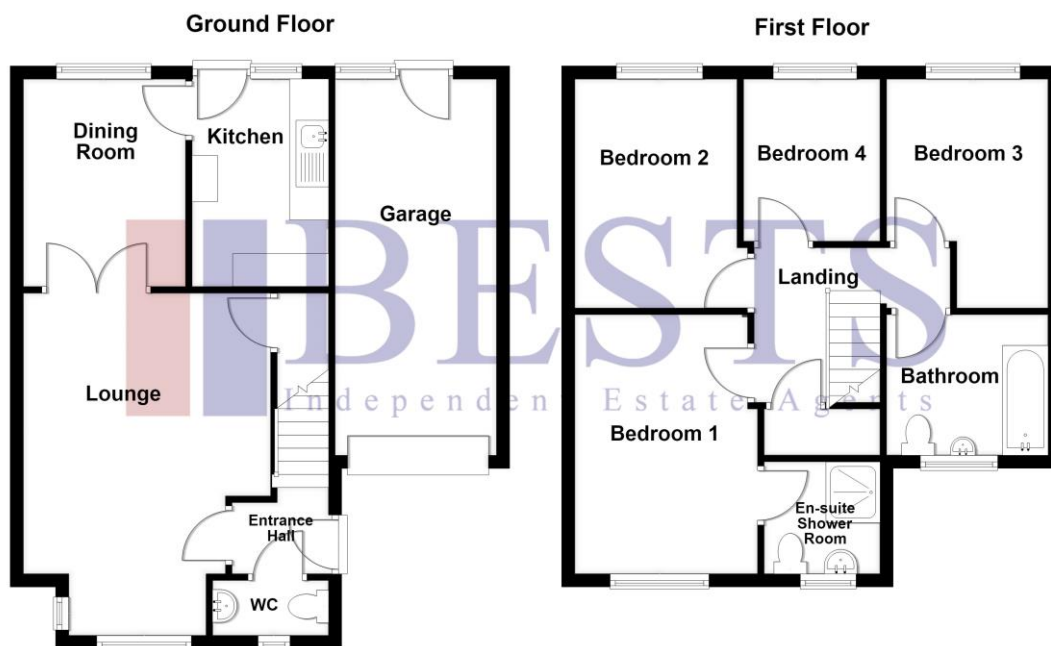
9 Stonehills Court, Runcorn, Cheshire, WA7 5XU

Detached Family Home – Cul De Sac Position – Convenient Location – Great Plot –
South Facing Rear Garden – EV Charging

Stonehills Court is a small and well established cul de sac, making it a popular choice for families seeking a quieter residential setting. Occupying a generous corner position, this four bedroom detached home enjoys a larger than average plot with excellent potential to extend, subject to the necessary planning permissions. The beautiful Bridgewater Canal is just seconds from the doorstep, providing scenic waterside walks, whilst a range of everyday amenities and transport links are all within easy reach.

Internally, the property offers a practical layout designed with everyday family living in mind. An entrance hallway provides access to a useful ground floor WC, whilst the bay fronted lounge features double doors which open into the dining room, creating a flexible living space ideal for both everyday use and entertaining. The kitchen is accessed from the dining room, completing the ground floor accommodation. To the first floor are four bedrooms, with the master bedroom benefiting from an en suite shower room, whilst the family bathroom completes the first floor.

Outside, a generous frontage provides ample off road parking and leads to the integral garage. The rear garden wraps around the side of the property, creating a fantastic amount of outside space that is seldom found on this style of home and offering clear scope to extend should additional accommodation ever be required, subject to the relevant permissions. A well positioned family home offering a practical layout, excellent outside space and exciting future potential within a sought after cul de sac location. Viewing 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. 23/07/2026 13:36:12 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

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Entrance Hall

PVC double glazed front door opens to entrance hall having double panel radiator, stairs to first floor.

Ground Floor Cloaks

Having low level WC, wash hand basin, half tiling to walls, single panel radiator, PVC double glazed window to front elevation.



Lounge 17' 6" into bay window x 12' 0" maximum (5.33m x 3.65m)

PVC double glazed bay window to front elevation, single panel radiator, three double power points, built in under stairs storage cupboard, double doors opening to Dining Room.



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Dining Room 10' 5" x 8' 2" (3.17m x 2.49m)

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

**Kitchen 6' 9" x 10' 5" (2.06m x 3.17m)**

Having fitted base and wall units with single drainer stainless steel sink with mixer tap over, gas cooker point, splash back tiling, single panel radiator, wall mounted combination gas central heating boiler, three double, one single power points, PVC double glazed window and entrance door to rear elevation.

**First Floor Landing**

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

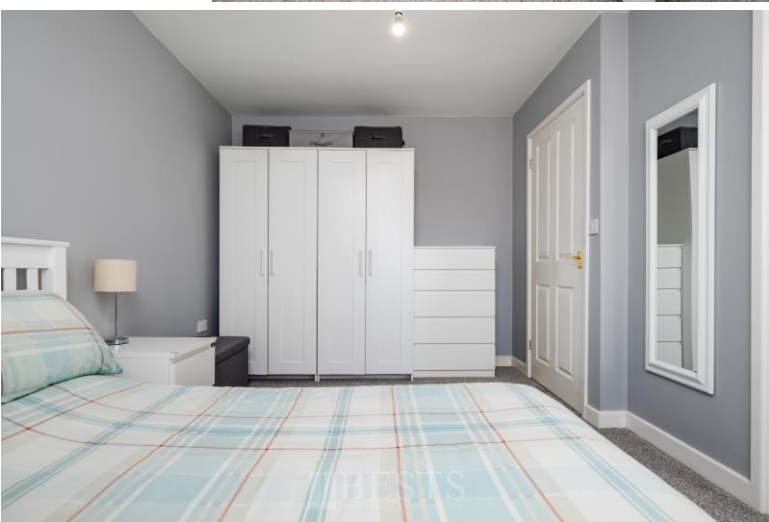
Bedroom One Front 13' 0" x 9' 2" (3.96m x 2.79m)

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

Ensuite Shower Room

Having low level WC, pedestal wash hand basin, fully tiled corner walk in shower enclosure with electric shower, half tiling to walls, single panel radiator, fitted extractor fan, PVC double glazed window to front elevation.

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Bedroom Two Rear 11' 7" x 8' 7" maximum (3.53m x 2.61m)

PVC double glazed window to rear elevation, single panel radiator, two double power points, coved ceiling.



Bedroom Three Rear 11' 7" maximum x 8' 4" (3.53m x 2.54m)

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

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Bedroom Four Rear 8' 2" x 7' 0" (2.49m x 2.13m)

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



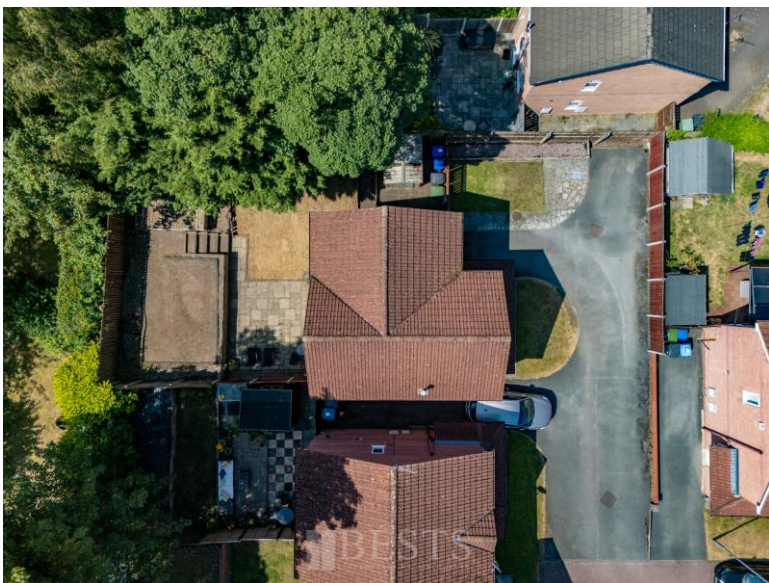
Family Bathroom

Having a white three piece suite with low level WC, pedestal wash hand basin, panel bath with telephone style mixer tap with shower attachment, PVC clad walls, PVC double glazed window to front elevation, fitted extractor fan, single panel radiator.



Externally

Property forms part of a small cul de sac being fronted by ample off road parking and a laid lawn garden, the driveway leads to a integral garage with metal up and over door, power, light, plumbing and drainage for washing machine and separate rear access, there is also an EV charging point. Whilst, to the rear of the property there is a very reasonable sized South Facing garden wrapping round to the side of the property having paved patio areas, laid lawn and raised entertaining sections. To the side of the property there is a further paved area with aluminium storage shed.



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Useful information about this property:

- Cul De Sac Position
- Ideal Family Home
- Excellent Value
- Integral Garage
- Generous Corner Plot & South Facing Rear Garden
- En Suite Shower Room
- Ample Parking & EV Charging
- Council Tax Band: D

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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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