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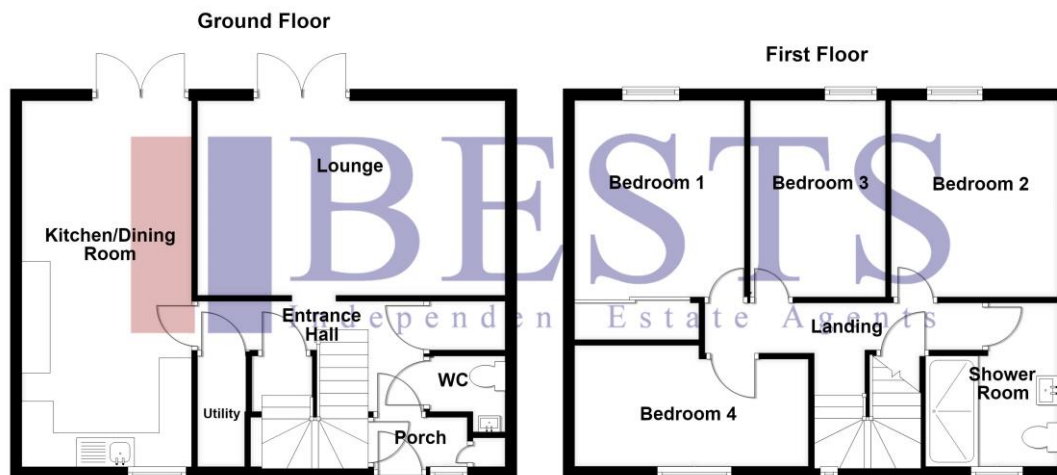
161 Calvers
Runcorn
WA7 2EW
4 Bed End Terrace House

**Offers in the Region
Of £180,000**

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161 Calvers, Runcorn, Cheshire, WA7 2EW

Offering generous accommodation and excellent value, this updated and modernised four bedroom end terrace home combines a practical family layout with great size bedrooms and a larger than average rear garden. Internally, the entrance hallway has an excellent range of useful storage cupboards, one of which has been cleverly utilised as a laundry cupboard. From here there is access to a handy ground floor WC, comfortable lounge with home office space and French doors opening into the garden as well as an impressive open plan kitchen dining room. Fitted with high gloss units, this bright dual aspect space has French doors opening directly onto the rear garden. At first floor level there are four good size bedrooms together with an updated, fully tiled shower room finished to a particularly high standard. Outside, communal parking is available to the front, while the generous rear garden is fully paved for easy maintenance and includes a large timber store. Enjoying a west facing aspect, the garden provides excellent afternoon and evening sun a. A spacious, move in ready family home offering superb value and a versatile layout.



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. 18/09/2026 10:21:06 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 having storage cupboards and built in meter and services cupboards, tiled floor, glazed panel door opens to entrance hall.

Entrance Hall

Having wood effect flooring, double panel radiator, three built in storage cupboards one housing plumbing and drainage for automatic washing machine.

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Ground Floor WC

Having low level WC, wash hand basin with mixer tap over and vanity storage beneath, wood effect flooring, half tiling to walls, chrome effect heated towel rail, fitted mini ceiling down lighters.

Lounge 17' 5" x 11' 1" (5.30m x 3.38m)

Having PVC double glazed French doors to rear elevation, useful home office space, wood effect laminate flooring, fitted mini ceiling down lighters, coved ceiling, six double power points.



Kitchen/ Diner 20' 9" x 9' 8" (6.32m x 2.94m)

Kitchen area has a range of high gloss fitted base and wall units with integrated dishwasher, single drainer stainless steel sink with high neck mixer tap over, electric cooker point, fitted filter hood, attractive splash back tiling, tile effect flooring, four double, one single power points. Dining area has coved ceiling, tile effect flooring, double panel radiator, two double power points, PVC double glazed French doors to rear elevation.



First Floor Landing

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

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Bedroom One Rear 10' 11" x 9' 9" (3.32m x 2.97m)

PVC double glazed window to rear elevation, single panel radiator, built in wardrobes with sliding fronts, two double power points.



Bedroom Two Rear 11' 4" x 9' 5" (3.45m x 2.87m)

Having PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, two double power points.

Bedroom Three Rear 11' 3" x 8' 1" (3.43m x 2.46m)

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



Bedroom Four Front 12' 1" x 6' 11" (3.68m x 2.11m)

Having wood effect laminate flooring, single panel radiator, PVC double glazed window to front elevation, two double power points.

Shower Room

A recently updated fully tiled room having a quality finish featuring a low level WC, oversized wash hand basin with mixer tap over and vanity storage beneath, large fully tiled walk in shower enclosure with mixer shower, waterfall style shower head, fitted mini ceiling down lighters and extractor fan, tile effect flooring, heated towel rail, PVC double glazed window to front elevation.

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Externally

Property is fronted by a forecourt style garden with communal parking beyond. Whilst to the rear of the property there is a larger than average fully paved garden themed for low maintenance which wraps around to the side of the property where there is a large good quality timber shed with power and light, external power and water supply, all of which is not directly overlooked and enjoys a westerly facing aspect.



Useful Information About This Property:

- Spacious Four Bedroom Home
- West Facing Rear Garden
- Freehold Tenure
- Modern Interiors
- Updated Shower Room
- Ample Storage

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- Ground Floor WC

- Council Tax Band: B

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