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27 Sonoran Close
Runcorn
WA7 2RY
3 Bed Semi Detached House

£210,000

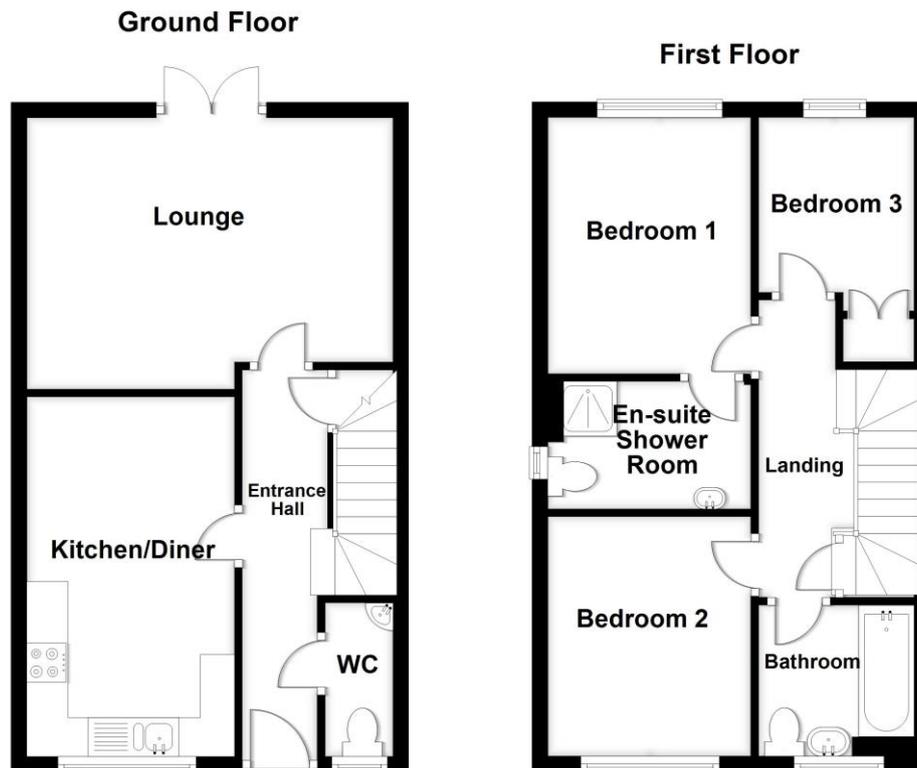
Viewing Advised

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27 Sonoran Close, Runcorn, Cheshire, WA7 2RY

MODERN SEMI DETACHED HOME - EN SUITE BATHROOM - POPULAR LOCATION - NO CHAIN DELAY - B RATED EPC This modern semi detached home stands in an appealing position with a tree lined, aspect to the rear. Being offered for sale with NO CHAIN DELAY making it the ideal purchase for those who would like to settle in to their new home as quickly as possible. Being located within a popular area with schooling, parks and scenic canalside walks just minutes away means its perfectly suited to those with growing families. Consisting of a welcoming hallway with WC and all main rooms off including the Kitchen dining room whilst the full width lounge to the rear of the property has French door's opening to the rear garden. At first floor level, a family bathroom and three bedrooms, the master of which has the benefit of having an en suite shower room can be found. Externally, a driveway provides off road parking to the front whilst a reasonable size garden with superb covered deck area, a perfect place to entertain can be found to the rear of the property. Overall an excellent first or second time buy which we are sure will impress. EPC:B(84)



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. 24/02/2026 20:07:28 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance- Composite double glazed front door opens to a welcoming entrance hallway, single panel radiator, built in under stairs storage cupboard, wood effect flooring, One double power point.

Ground Floor Cloaks

Has low level WC, wash hand basin with vanity storage beneath, single panel radiator, PVC double glazed window to front elevation, wood effect flooring.



Kitchen/ Dining Room 15' 1" x 8' 9" (4.59m x 2.66m)

Kitchen area has a range of fitted base and wall units comprising single drainer sink with high neck mixer tap over, in set four burner hob with electric oven beneath and filter hood above, integrated dishwasher, plumbing and drainage for automatic washing machine, attractive splash back tiling, three double, one single power points, concealed wall mounted combination gas central heating boiler, PVC double glazed window to front elevation. Dining area has a double panel radiator, wood effect flooring, one double power point.



Lounge 11' 6" x 15' 6" (3.50m x 4.72m)

Having PVC double glazed French doors to rear elevation, double panel radiator, wood effect flooring, three double power points, electric convector fire.



First Floor Landing

Stairs from entrance hall to first floor landing, single panel radiator, one double power point, built in storage cupboard, access to loft which is partially boarded and has pull down ladder.

Bedroom One Rear 10' 10" x 8' 6" (3.30m x 2.59m)

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

En-suite Shower Room

Having low level WC, oversized wash hand basin with vanity storage beneath, fully tiled walk in shower enclosure with mixer shower, PVC double glazed window to side elevation, fitted extractor fan, single panel radiator, attractive splash back tiling.



Bedroom Two Front 10' 1" x 9' 9" (3.07m x 2.97m)

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

Bedroom Three Rear 10' 4 maximum" into fitted wardrobe x 6' 7" (3.15m x 2.01m)

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



Family Bathroom

Having a white three piece suite comprising low level WC, oversized wash hand basin with mixer tap over and vanity storage beneath, panel bath with mixer tap and shower wand, attractive splash back tiling, PVC double glazed window to front elevation, fitted extractor fan, single panel radiator, tile effect flooring.



Externally

Property occupies a secluded position being fronted by a tarmacked driveway providing a double width parking space with electric charging point, there is also a laid lawn garden with raised planting beds. To the rear there is a reasonable sized fully enclosed garden with covered wood decked patio area providing an excellent outside entertaining space whilst there is also a reasonable sized laid lawn with raised planting beds, outside power supply, Also there is a additional space to the side of the property, there is a timber shed and separate side access all of which enjoys a very pleasant access having mature woods behind.





Useful Information About This Property:

- Modern Starter Home
- Chain Free
- B Rated EPC
- Treelined Aspect to Rear
- En Suite Master Bedroom
- Close to Great Walks and Childrens Park
- Well Presented Throughout
- Council Tax Band: B

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.