



Biggleswade Drive, Runcorn

Runcorn, Cheshire

Three Storey Townhouse • Three/Four Bedrooms • No Onward Chain • Excellent Location • Low Maintenance Garden • Spacious Kitchen Diner • Ample Parking and Garage • Close To Local Amenities • Gorgeous Outlook • Two Bathrooms



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This well-presented, move-in ready three-storey townhouse offers bright, flexible living space well suited to modern lifestyles. A welcoming entrance hallway leads through to a spacious kitchen-dining area at the rear – the true heart of the home. Designed for both everyday living and entertaining, it features generous worktop space, ample storage, and integrated appliances. The dining area overlooks the garden, with doors opening out to create a seamless indoor-outdoor flow. A convenient ground floor W.C. completes the layout. The first floor provides excellent versatility, with a well-proportioned bedroom alongside a flexible reception room – ideal as a second lounge, home office, or fourth bedroom depending on your needs. On the top floor are two further bright and spacious bedrooms, including a principal bedroom with its own en suite, as well as a modern three-piece family bathroom.



EXTERIOR

To the rear, the property benefits from a well-maintained, enclosed garden designed with ease of maintenance in mind. A combination of artificial lawn and patio creates a practical yet attractive outdoor space, ideal for relaxing or entertaining. The garden is fully enclosed for privacy and includes a rear access gate for added convenience. With a low-maintenance layout and a pleasant open aspect, this outdoor space is perfect for enjoying throughout the warmer months. Situated in a popular residential area, the property enjoys close proximity to open green space, perfect for walking and outdoor leisure. Well-positioned for local amenities, schools, and transport links, this is a convenient and well-connected location for both families and commuters.



LOCATION

Sandymoor is a modern village which lies between Warrington and Runcorn. Locally there are stunning family walks and a children's play area. There is also a new secondary school in the local vicinity. Sandymoor is conveniently located for access to the M56 and to the Silver Jubilee Bridge or Runcorn Bridge.

GENERAL INFORMATION

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B







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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1115 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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