

bp5729



24 Millersdale Grove
Beechwood, Runcorn
WA7 2QH
3 Bed Semi Detached House with
Garage

Offers in Excess of
£230,000

Independent Family Owned Estate Agents
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24 Millersdale Grove, Beechwood, Runcorn, Cheshire, WA7 2QH

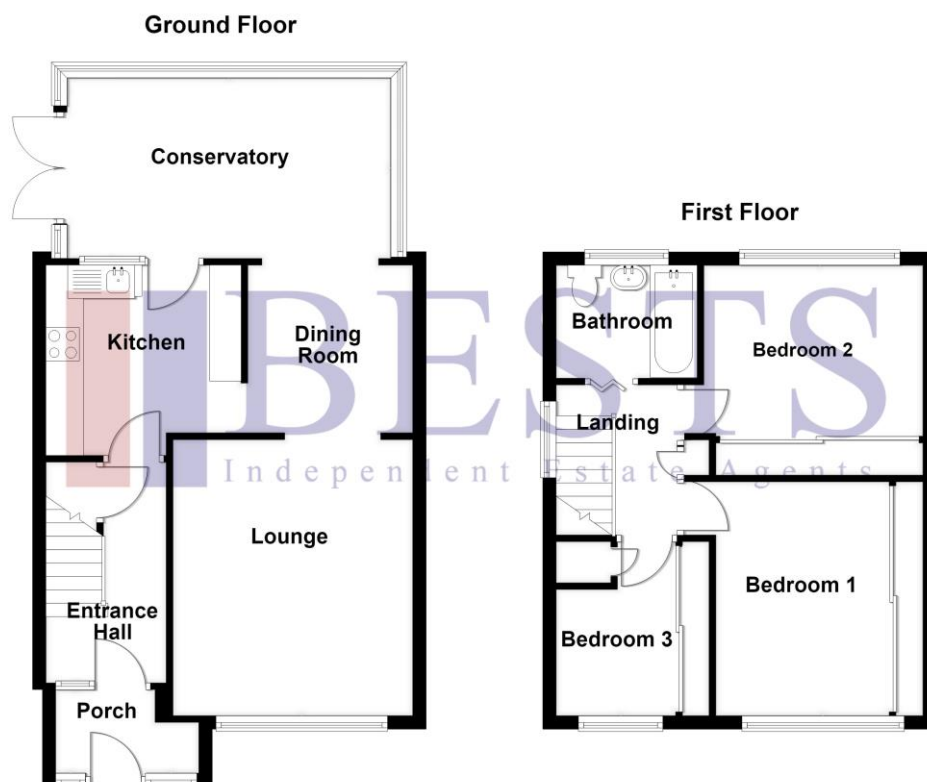
Generous Corner Position - Freehold Tenure - Garage & Parking - Conservatory - Popular Beechwood Location Occupying an attractive corner position within the ever popular Beechwood area of Runcorn, Millersdale Grove presents an excellent opportunity for buyers looking for a well planned family home in a highly regarded location.

The property enjoys an enviable position with a deep lawn garden creating an attractive frontage. To the rear, there is a fully block paved garden which continues around the side of the home, creating a practical, low maintenance outdoor space. The garden also benefits from a timber outhouse which was previously used to house a hot tub, along with a six seater solarium offering sauna and steam facilities. Parking is located to the rear of the plot which also provides access to the detached single garage.

Internally, viewers are welcomed by an entrance hallway which leads through to a modern kitchen complete with integrated appliances. The dining room is accessed from the kitchen and flows into the spacious lounge, creating a practical layout for everyday family living. To the rear, a full width conservatory provides an additional reception space, featuring a glass roof and French doors opening directly into the garden. At first floor level there are three bedrooms along with the family bathroom.

Another important feature of this particular home is the freehold tenure, something which is highly sought after within this part of Beechwood.

Millersdale Grove is perfectly positioned between the highly regarded Beechwood Primary School and The Heath Secondary School, making it a superb choice for families. Overall, a well planned family home combining a desirable Beechwood location, attractive corner position and practical living space.



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. 23/06/2026 13:57:03 The content of these sales details are the copyright of Bests Estate Agents.

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The property comprises in more detail as follows;

Entrance Porch

PVC double glazed front door opens to entrance porch having tiled floor, PVC double glazed front door opens to entrance hall.

Entrance Hall

Having wood effect laminate flooring, built in under stairs storage cupboard, single panel radiator.

Kitchen 9' 4" x 7' 6" (2.84m x 2.28m)

Having a range of high gloss fitted base and wall units comprising inset stainless steel sink with separate side drainer and mixer tap over, four ring electric hob with electric double oven beneath and filter hood above, plumbing and drainage for automatic washing machine, stone work surfaces, integrated fridge freezer, dishwasher and microwave, tiled floor, splash back tiling, two double, one single power points, PVC double glazed window and entrance door to conservatory.

Dining Room 8' 2" x 8' 1" (2.49m x 2.46m)

Having wood effect laminate flooring, one double power point, opens to conservatory.



Conservatory 16' 2" x 8' 10" (4.92m x 2.69m)

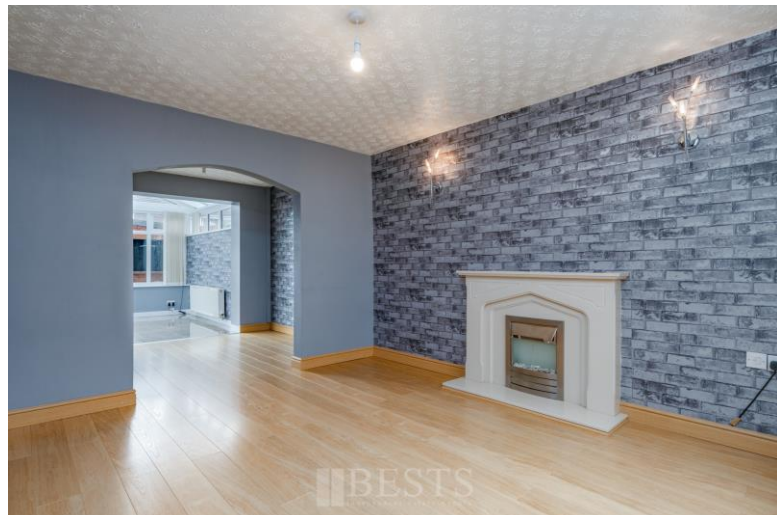
Having PVC double glazed units with French doors to side elevation, high gloss tiled floor, double panel radiator, three double power points.

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Lounge 13' 2" x 11' 7" (4.01m x 3.53m)

PVC double glazed window to front elevation, double panel radiator, electric convector fire standing on decorative hearth and back, fitted wall lights, four double power points, wood effect laminate flooring.



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First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed window to side elevation, single power point, built in storage cupboard, access to loft with pull down ladder.

Bedroom One Front 11' 10" into fitted wardrobes x 11' 6" (3.60m x 3.50m)

PVC double glazed window to front elevation, single panel radiator, extensive fitted wardrobes with sliding doors, two double power points, wood effect laminate flooring.

Bedroom Two Rear 11' 9" maximum x 10' 4" into fitted wardrobes (3.58m x 3.15m)

Having single panel radiator, fitted wardrobes with sliding fronts, wood effect laminate flooring, two double power points.



Bedroom Three Front 8' 7" x 7' 6" into fitted wardrobes (2.61m x 2.28m)

Having fitted wardrobes with mirror fronted sliding doors, wood effect laminate flooring, built in bed frame, single panel radiator, PVC double glazed window to front elevation, small built in storage cupboard.

Bathroom

A fully tiled room having a white three piece suite comprising of low level WC, pedestal wash hand basin and panel bath with electric shower over, PVC double glazed window to rear elevation, chrome effect heated towel rail, fitted mini ceiling down lighters.



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Externally

Property stands in a prominent corner position being fronted by a large laid lawn garden which wraps around the side of the property. To the rear of the property, there is designated off road parking with a paved driveway leading to a detached single garage which has metal up and over door, power, light and separate side access. The rear garden is a low maintenance fully block paved area which wraps around to the side providing ample outside space, perfect for entertaining. Included in the sale is a large timber outbuilding which has a built in designated six person sauna/steam solarium and external area previously used for hot tub, also included in the sale is a useful aluminium store.



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Useful information about this property:

- Cul De Sac Position
- Freehold Tenure
- Popular Beechwood Location
- Larger Than Average Plot
- Close to Excellent Primary & Secondary Schooling
- Modern Kitchen With Integrated Appliances
- South Face Rear Garden
- Council Tax Band: C

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