BESTS
Independent Estate Agents Established 1993

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bp5784







402 Westwood
Windmill Hill
Runcorn
WA7 6LL
4 Bedroom End Terrace House

£160,000

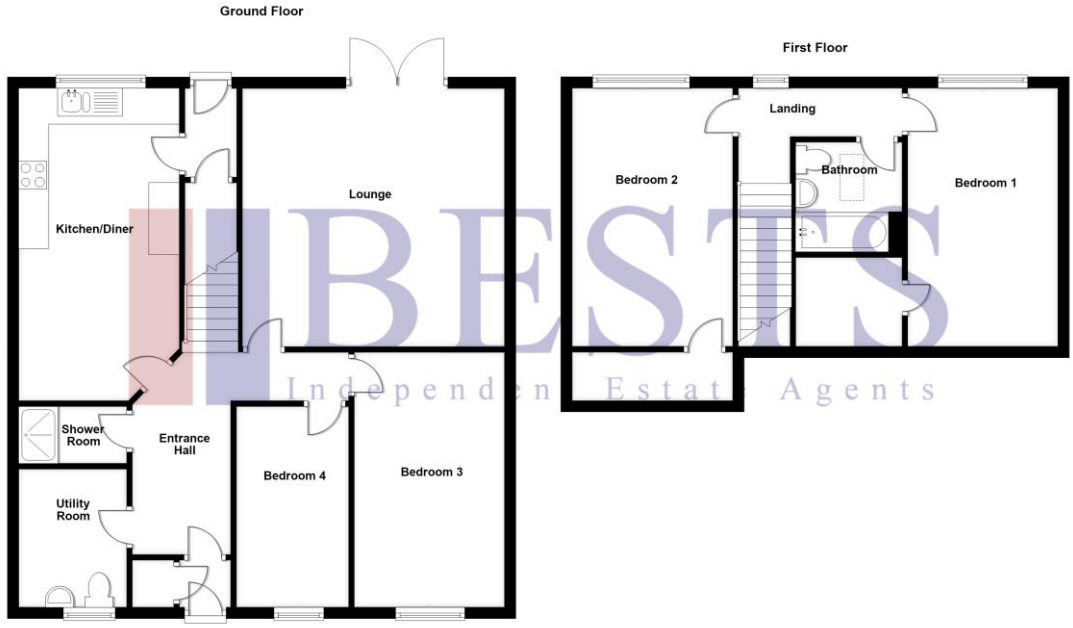
Viewing Advised

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NAEA National Association of Estate Agents
The Property Ombudsman
Association of Residential Letting Agents LICENSED MEMBER ARLA
OnTheMarket.com

402 Westwood, Windmill Hill, Runcorn, Cheshire, WA7 6LL

Bests Estate Agents are delighted to offer for sale this spacious FOUR BEDROOM end terrace home, situated within a popular residential area and offered to the market with the added benefit of NO ONWARD CHAIN. Offering generous and versatile accommodation across two floors, this well presented property is an excellent choice for families looking for a home with plenty of space. The property also benefits from FREEHOLD tenure and a favourable EPC rating of C. The accommodation begins with a welcoming entrance hallway which provides access to a useful utility room and ground floor shower room. A generously proportioned lounge, fitted kitchen and two bedrooms complete the ground floor layout, whilst upstairs there are two further double bedrooms and a family bathroom. The property also benefits from PVC double glazing throughout and gas central heating via a combination boiler. Outside, the property enjoys a lawned front garden whilst to the rear there is an enclosed garden with a purpose built seating area, providing a pleasant space for outdoor relaxation. Offering excellent living space and a flexible layout, this is a great family home which certainly warrants an internal viewing.



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. 16/11/2026 15:58:37 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, tiled floor, built in storage cupboard, PVC double glazed door opens to entrance hallway.

Entrance Hallway

Having wood effect laminate flooring, single panel radiator, one double power point.

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Ground Floor WC/ Utility Room
Having low level WC, pedestal wash hand basin, tiled floor, fully tiled walls, plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler, PVC double glazed window to front elevation.



Separate Shower Room
Having fully tiled walls, tiled floor, wall mounted mixer shower, waterfall style shower head and additional shower wand, fitted mini ceiling down lighters.

Lounge 15' 5" x 14' 11" (4.70m x 4.54m)
Having wood effect laminate flooring, PVC double glazed French doors to rear elevation, coved ceiling, double panel radiator, three double power points.



Kitchen/ Dining Room 18' 0" x 9' 4" (5.48m x 2.84m)
Having a range of fitted base and wall units with one and a half bowl single drainer stainless steel sink with high neck mixer tap over, inset four ring electric hob with filter hood above and electric oven beneath, integrated dishwasher, wood effect laminate flooring, fitted ceiling fan, PVC double glazed window to rear elevation, three double, one single power points.





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Rear Entrance Hall
Having PVC double glazed window to rear elevation, wood effect laminate flooring, built in under stairs storage cupboard.

Bedroom Three Ground Floor Front 14' 5" x 8' 8" (4.39m x 2.64m)
Having PVC double glazed window to front elevation, single panel radiator, one double, one single power points.

Bedroom Four Front 11' 0" x 6' 6" (3.35m x 1.98m)
PVC double glazed window to front elevation, single panel radiator, one double power point.




First Floor Landing
Stairs from entrance hall to first floor landing, PVC double glazed window to rear elevation, access to loft space.

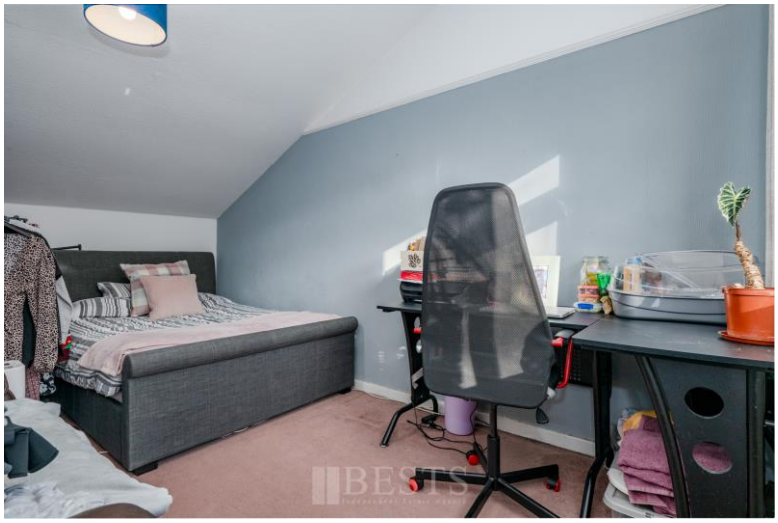
Bedroom One Rear 14' 11" x 9' 0" (4.54m x 2.74m)
PVC double glazed window to rear elevation, single panel radiator, two double power points, built in storage cupboard.




Bedroom Two Rear 14' 9" x 9' 4" (4.49m x 2.84m)
Having PVC double glazed window to rear elevation, single panel radiator, two double power points.

Family Bathroom
Having a white suite comprising of low level WC, pedestal wash hand basin and panel bath with mixer tap and shower attachment, fully tiled walls, single panel radiator, fitted Velux roof light, fitted mini ceiling down lighters.

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Externally

Property is fronted by a laid lawn garden. To the rear of the property there is a fully paved low maintenance reasonable sized garden with covered decked area and built in seating.







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Useful information about this property:

- End Terrace
- Freehold Tenure
- Four Bedrooms
- Popular Area
- Ground Floor Shower Room & First Floor Bathroom
- Perfect Family Home
- Excellent Value
- Council Tax Band: A

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.

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