BESTS
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18 Seaton Park
Sandymoor
Runcorn
WA7 1XA
4 Bedroom Detached House

£335,000

Viewing Advised

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18 Seaton Park, Runcorn, Cheshire, WA7 1XA

Extended Family Home - Cul De Sac Position - Superb Kitchen Dining Family Area This extended family home stands within a cul de sac of just four homes and occupies an enviable corner position. The current owners have updated and improved this warm and welcoming home, which has been further enhanced by a two storey side extension, which has created a superb family room which flows from the kitchen dining area, along with an additional bedroom at first floor level, a room which makes the most of a pleasant wooded aspect to the side of the property thanks to a Juliette balcony. The local area is popular among local buyers, being located on the perimeter of Runcorn and having everyday amenities and schooling located just seconds away. Why not take a closer look at this impressive family home and arrange your viewing today.



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. 11/11/2026 11:55:32 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway
Composite double glazed front door opens to entrance hallway, double panel radiator, coved ceiling, tiled floor.

Ground Floor Cloaks
A fully tiled room having low level WC, wash hand basin with mixer tap over, tiled floor, PVC double glazed window to front elevation, fitted mini ceiling down lighters.

Lounge 15' 5" x 11' 6" (4.70m x 3.50m)
PVC double glazed bay window to front elevation, double panel radiator, living flame coal effect gas fire, coved ceiling, three double power points.




Kitchen/ Dining Area 23' 7" x 8' 11" (7.18m x 2.72m)
Kitchen area has a range of recently installed, quality fitted base and wall units with one and a half bowl single drainer stainless steel sink with high neck mixer tap above, four burner gas hob with filter hood above, highline electric double oven, attractive splash back tiling, plumbing and drainage for automatic washing machine, stone working surfaces, five double power points, tiled floor, useful built-in larder cupboard, coved ceiling, window to rear elevation and PVC double glazed entrance door opening to conservatory.

Family Area 18' 3" x 7' 8" (5.56m x 2.34m)
PVC double glazed bay window to front elevation, double panel radiator, four double power points, coved ceiling.










Conservatory **12' 4" x 11' 1" (3.76m x 3.38m)**
Having PVC double glazed units with French doors to side elevation, tiled floor, double panel radiator, two double power points.



First Floor Landing
Stairs from entrance hall to first floor landing, one double power point, coved ceiling, access to loft, built in storage cupboard housing wall mounted combination gas central heating boiler.

Master Bedroom **15' 5" x 7' 8" (4.70m x 2.34m)**
Having PVC double glazed window to rear elevation and Juliet balcony with French doors opening to side elevation, with views across a mature wooded area, coved ceiling, three double power points, tall single panel radiator.

En-suite Shower Room
Having low level WC, oversized corner walk in shower enclosure with mixer shower, waterfall style shower head and additional shower wand, wash hand basin with mixer tap over and vanity storage beneath, chrome effect heated towel rail, half tiling to walls, tiled floor, fitted extractor fan.








Bedroom Two **12' 7" x 8' 4" (3.83m x 2.54m)**
PVC double glazed window to rear elevation, coved ceiling, three double power points, fitted wardrobes with mirrored sliding fronts, double panel radiator.

Bedroom Three Front **8' 9" x 8' 4" (2.66m x 2.54m)**
PVC double glazed window to front elevation, double panel radiator, built in wardrobe, two double power points.




Bedroom Four **7' 5" x 6' 3" (2.26m x 1.90m)**
PVC double glazed window to front elevation, single panel radiator, coved ceiling, one double power point.

Family Bathroom
Has a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap, fitted glass shower screen and mixer shower over, fully tiled walls, chrome effect heated towel rail, tiled floor, fitted mini ceiling down lighters, extractor fan, PVC double glazed window to front elevation.




Externally
Property forms part of a small Cul de sac consisting of just four houses, a tarmac driveway provides off road parking and leads to an attached garage with metal up and over door. Whilst to the rear, there is a reasonable sized fully enclosed garden with paved patio areas, laid lawn and mature planted borders all of which enjoys a very pleasant aspect looking towards a mature wooded copse.








Useful information about this property:

- Extended Family Home
- Sandymoor Location
- Cul De Sac Position
- Wooded Copes to Side
- Conservatory
- Freehold Tenure
- EPC: C (69)
- Council Tax Band: D

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.