

BP5696



33 Sandy Lane
Weston Point
Runcorn
WA7 4EX
3 Bed Semi Detached House

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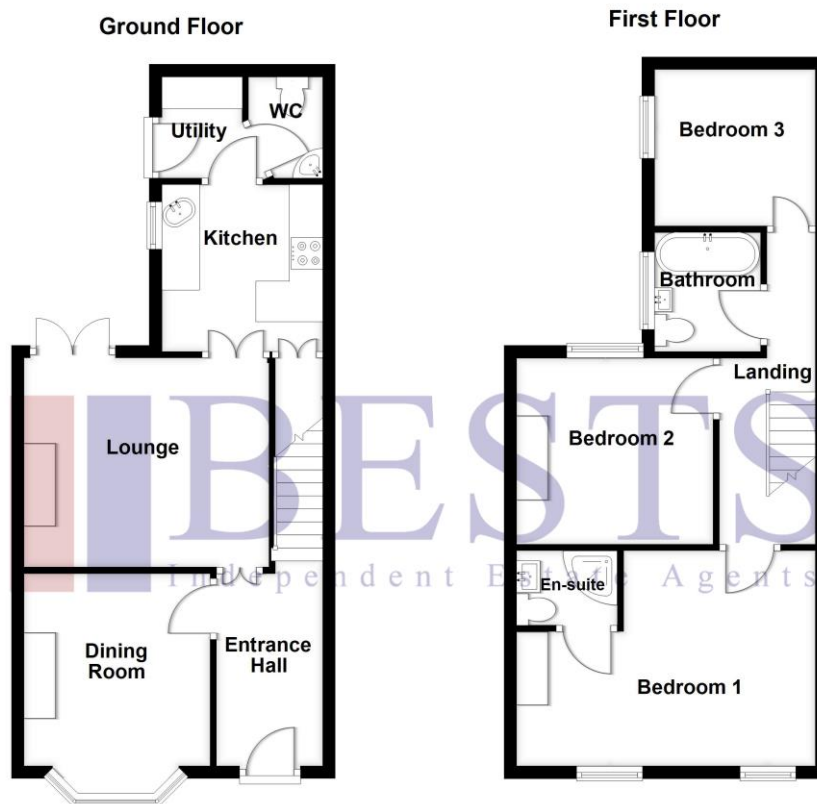
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Offers in Excess of
£210,000



33 Sandy Lane, Weston Point, Runcorn, Cheshire, WA7 4EX

Recent Replacement Roof - Freehold Tenure - Log Burner - Great Size Rear Garden - En Suite Master Bedroom - Utility & Ground Floor WC This mature bay fronted three bedroom semi detached home stands within the long established Weston Point area of Runcorn, offering the perfect blend of traditional character and modern family living. Beautifully presented throughout, the property retains a warm, homely feel whilst having been thoughtfully updated to a pleasing contemporary standard. Upon entering, viewers are welcomed by a spacious hallway which leads through to a cosy lounge with feature log burning stove, creating a superb space to relax, whilst the separate dining room enjoys an attractive bay window that enhances both the natural light and character of the room. The kitchen has been updated with a high gloss finish and has a useful utility room along with the added convenience of a ground floor WC. To the first floor, there are three bedrooms, with the master bedroom benefiting from an en suite shower room. The family bathroom has been tastefully updated and features a contemporary free standing bath, adding a real touch of luxury. Externally, the rear garden is a particular feature, enjoying a fair degree of privacy with a tree lined aspect, ensuring it is not directly overlooked, also there is an extensive wood decked patio area which provides a perfect space for entertaining. A superb opportunity to acquire a traditional bay fronted home with a modern twist, early viewing is highly recommended.



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. 31/03/2026 15:27:44 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 entrance hall, wood effect flooring, tall contemporary style double panel radiator, coved ceiling, one double power point.



Dining Room 11' 11 into bay window" x 9' 8" (3.63m x 2.94m)

PVC double glazed bay window to front elevation, coved ceiling, wood effect flooring, contemporary style double panel radiator, three double power points, one having USB charging points.

Lounge 12' 9" x 10' 10" (3.88m x 3.30m)

Wood effect flooring, coved ceiling, contemporary style double panel radiator, PVC double glazed French doors to rear elevation, log burning stove, four double power points, one with USB port.



Kitchen 8' 8" x 8' 4" (2.64m x 2.54m)

Having a range of fitted high gloss base and wall units with a circular sink with mixer tap over, inset induction hob and highline electric oven, integrated microwave, plumbing and drainage for dishwasher, tiled floor, PVC double glazed window to side elevation, coved ceiling, contemporary style radiator, pop up power bank, one single power point, aerial point, meters and services cupboard, under stairs pantry cupboard which has a double power point.



Utility Room 5' 2" x 4' 7" average (1.57m x 1.40m)

Having plumbing and drainage for automatic washing machine, tiled floor, wall mounted combination gas central heating boiler, PVC double glazed door to side elevation.

Ground Floor Cloaks

Has low level WC, corner wash hand basin with mixer tap over, fitted extractor fan, chrome effect heated towel rail.



First Floor Landing

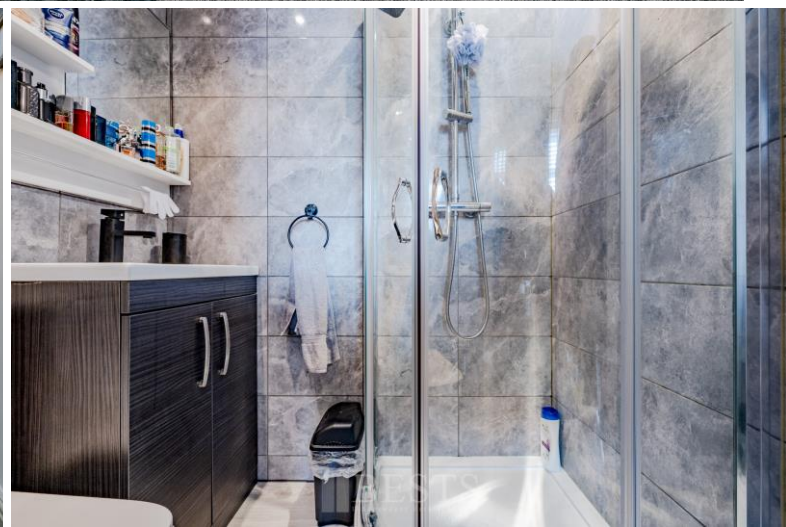
Stairs from entrance hall to first floor landing, staircase has LED lighting, one double point, access to loft with pull down ladder which is also boarded.

Bedroom One Front 15' 9" maximum x 11' 2" (4.80m x 3.40m)

Two PVC double glazed window to front elevation, fitted picture rail, tall contemporary style double panel radiator, three double power points one with USB port.

Ensuite Shower Room

A fully tiled room having a white suite comprising low level WC, wash hand basin with mixer tap over, corner fully tiled walk in shower enclosure with mixer shower, waterfall style shower head and additional shower wand, fitted mini ceiling down lighters, fitted extractor fan, wood effect flooring.



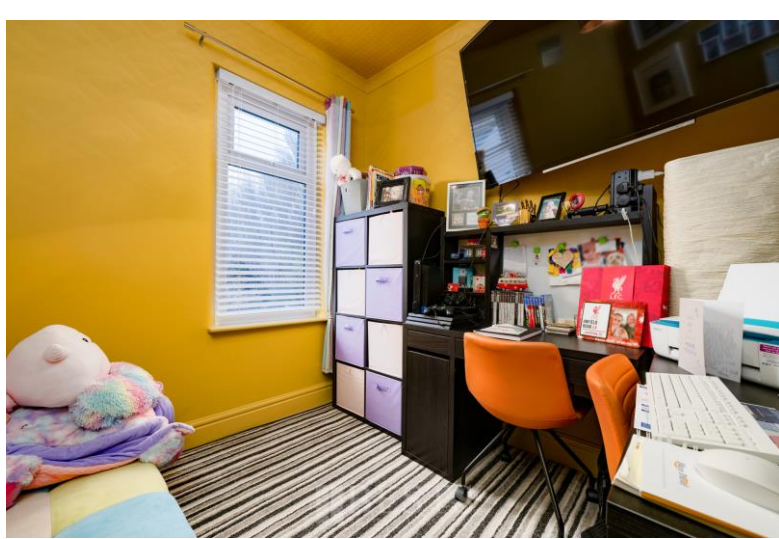
Bedroom Two Rear 10' 2" x 9' 10" (3.10m x 2.99m)

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



Bedroom Three Rear 8' 3" x 8' 1" (2.51m x 2.46m)

PVC double glazed window to side elevation, two double power points, one with USB port, tall contemporary style single panel radiator, coved ceiling.



Family Bathroom

A recently updated fully tiled room having a quality finish with low level WC, wash hand basin with mixer tap over and vanity storage beneath, contemporary style free standing bath with free standing mixer tap with shower attachment, fitted shaver point, contemporary style single panel radiator, PVC double glazed window to side elevation, fitted extractor fan, fitted mini ceiling down lighters.



Externally

Property stands in a prominent position along Sandy Lane being fronted by a mature lawn garden whilst to the rear there is a very reasonable size fully enclosed garden not being directly overlooked with extensive wood decked patio, laid lawn with stocked borders.





Useful information about this property:

- Traditional Yet Modern Feel
- Freehold Tenure
- Great Rear Garden
- En Suite Shower Room
- Ground Floor WC
- Beautiful Family Bathroom
- Not Directly Overlooked to Rear
- Council Tax Band: A

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