

bp5405



16 Stone Barn Lane  
Palacefields, Runcorn  
WA7 2QE  
3 Bed Semi Detached House  
With Conservatory

Offers in Excess of  
£160,000

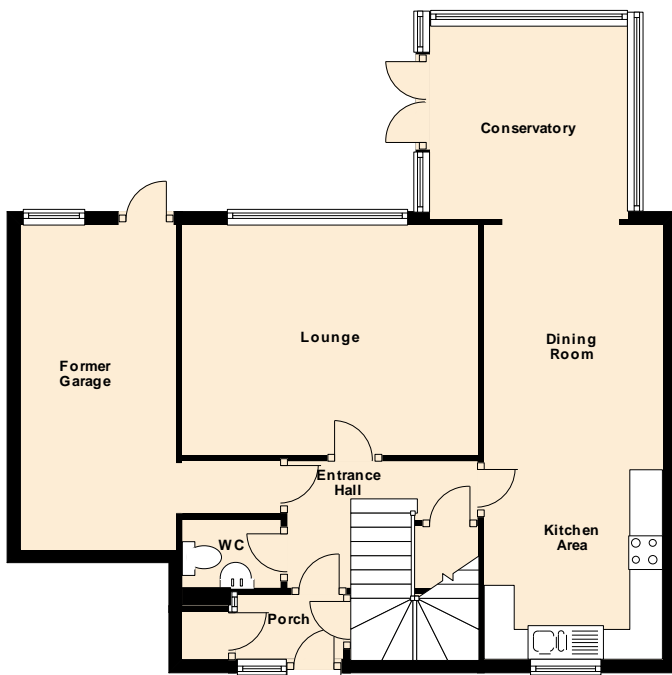
Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk  
[www.bests.co.uk](http://www.bests.co.uk)



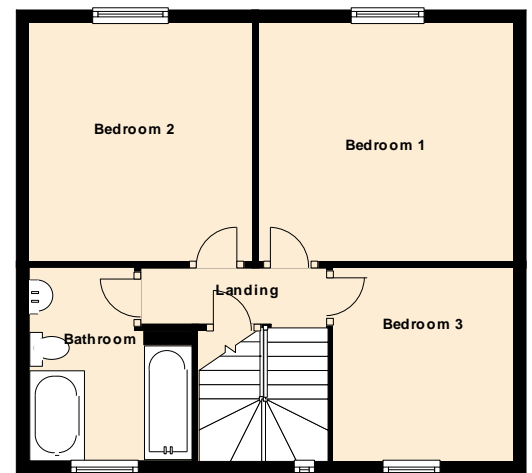
## 16 Stone Barn Lane, Palacefields, Runcorn, Cheshire, WA7 2QE

**\*VERY WELL PRESENTED SEMI DETACHED HOME - CONSERVATORY - MOVE IN READY\*** This three bedroom semi detached home is brought to the market in a very well presented condition which we feel will impress any prospective purchaser. This excellent design offers brilliant well proportioned accommodation which would be perfectly suited to both first and second time buyers alike. The current owners have created a home with a modern feel throughout and have also added a PVC double glazed conservatory to the rear which adds to the already generous footprint. Standing in a cul de sac position within the popular Palacefields Estate which has amenities, schooling and Shopping city just a short walk away. Closer inspection of this excellent family home is highly recommended to fully appreciate all that is on offer. EPC:TBC

Ground Floor



First Floor



**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](http://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. 04/03/2024 12:08:53 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### Entrance

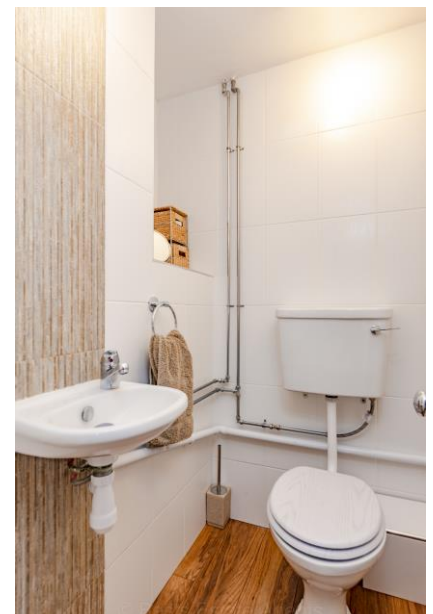
PVC double glazed front door opens to: Entrance porch, wood effect laminate flooring, meter services cupboard, built-in bin store, further storage cupboard housing wall mounted combination gas central heating boiler, PVC double glazed door opens to: Hallway, wood effect laminate flooring, single power point, built-in under stairs storage cupboard with plumbing and drainage for automatic washing machine, double panel radiator.

### Ground Floor Cloaks

Low level WC, wash hand basin mixer tap over, fully tiled walls, wood effect laminate flooring.

### Lounge 14' 4" x 11' 3" (4.37m x 3.43m)

PVC double glazed window to rear elevation, wood effect laminate flooring, double panel radiator, one single, one double power points.



**Thinking Of Selling Your Property? No Sale No Fee – Call Now.**





**Kitchen/Diner 20' 9" x 8' 8" (6.32m x 2.64m)**

Kitchen area having a range of base and wall units with attractive splash back tiling, single drainer one-half bowl stainless steel sink, mixer tap over, built-in four burner gas hob, electric oven beneath, filter hood above, two double one single power points, tile effect laminate flooring, PVC double glazed window to front elevation. Dining Area: Tile effect laminate flooring, double panel single power point, radiator.



**Conservatory 9' 8" x 9' 4" (2.94m x 2.84m)**

PVC double glazed units with French door to side elevation, tile effect laminate flooring, recently installed insulated & tiled roof, three double power points.

**Former Garage 16' 0" x 7' 7" (4.87m x 2.31m)**

Former garage accessed through central hallway, wood effect laminate flooring, single panel radiator, PVC double glazed window and entrance door to rear elevation, two double power points.



**First Floor Landing**

Stairs from hall to first floor landing, access to loft, PVC double glazed window to front elevation, built-in storage cupboard, single power point.

**Bedroom One Rear 12' 5" x 11' 3" (3.78m x 3.43m)**

PVC double glazed window to rear elevation, double power point, double panel radiator.

**Bedroom Two Rear 11' 4" x 10' 9" (3.45m x 3.27m)**

PVC double glazed window to rear elevation, built-in mirror fronted wardrobes, double panel radiator, double power point, wood effect laminate flooring.

**Thinking Of Selling Your Property? No Sale No Fee – Call Now.**





**Bedroom Three Front 9' 4" x 8' 10" (2.84m x 2.69m)**

PVC double glazed window to front elevation, double panel radiator, double power point, wood effect laminate flooring.



**Bathroom**

Fully tiled room with white suite comprising; Low level WC, pedestal wash hand basin, mixer tap over, panel bath. Over sized fully tiled shower enclosure, wall mounted electric shower, fitted extractor fan, wood effect tiled flooring, mini ceiling down lighter, PVC double glazed window to front elevation.



**Externally**

The property occupies a pleasant cul de sac position being fronted by a tarmac & block paved drive providing off road parking. Whilst to the rear there is a fully enclosed garden with separate rear access, wood decked patio areas and artificial grass lawn area giving a low maintenance garden. Included in the sale is a garden shed.



**Thinking Of Selling Your Property? No Sale No Fee – Call Now.**

**Useful Information About This Property:**

- VERY WELL PRESENTED HOME
- CONSERVATORY TO REAR
- COMBINATION GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN
- PRESENTED TO EXCELLENT STANDARDS THROUGHOUT
- 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.