

bp5364



5 Biggleswade Drive  
Sandymoor, Runcorn  
WA7 1FY  
2 Bed Ground Floor Apartment

Offers in Excess of  
£150,000

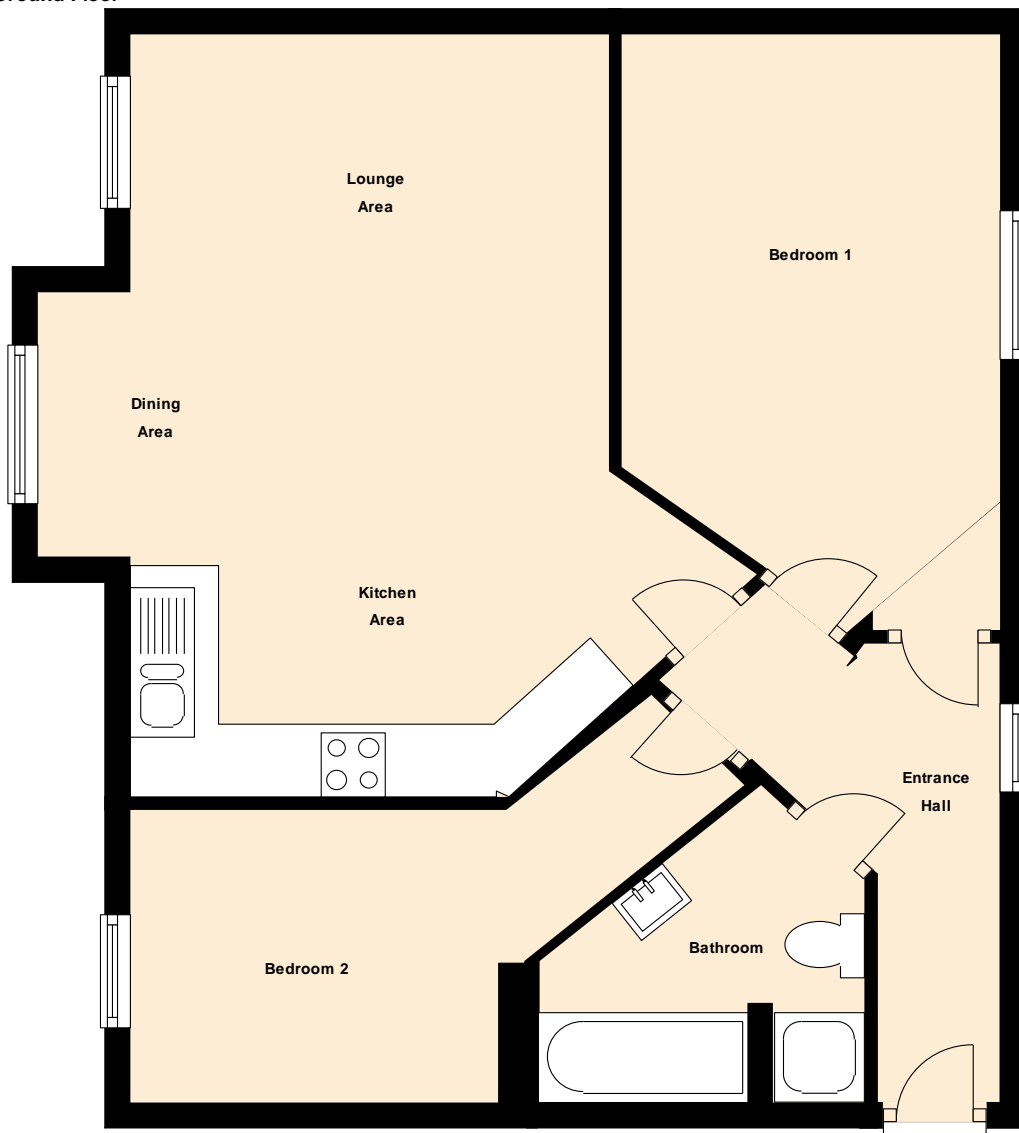
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## 5 Biggleswade Drive, Sandymoor, Runcorn, Cheshire, WA7 1FY

**\*STUNNING SHOW HOME QUALITY GROUND FLOOR APARTMENT - SANDYMOOR LOCATION\*** This GROUND FLOOR two bedroom apartment is presented to exemplary standards throughout having a show home feel which compliments its generous proportions including two double bedrooms and a great sized living space. Located within the sought after and highly regarded Sandymoor area which is perfectly placed to take advantage of road and rail connections along with having convenient amenities a stones throw away. This modern apartment would be a perfect first purchase or would equally make an excellent choice for those who seek to scale down and require accommodation arranged over one level with easy access. Consisting of a welcoming entrance hall with storage, open plan lounge dining kitchen area, two double bedrooms and a beautiful bathroom with four piece suite. Externally, allocated parking is located to the rear, the seller has also informed us that he has use of a secure storage room located within the car parking area. EPC:B(86)

Ground 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. 12/12/2023 13:14:11 The content of these sales details are the copyright of Bests Estate Agents.

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

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### Central Hallway

Entrance door opens to central hallway with all main rooms off, single panel radiator, PVC double glazed window to side elevation, built in storage cupboard.

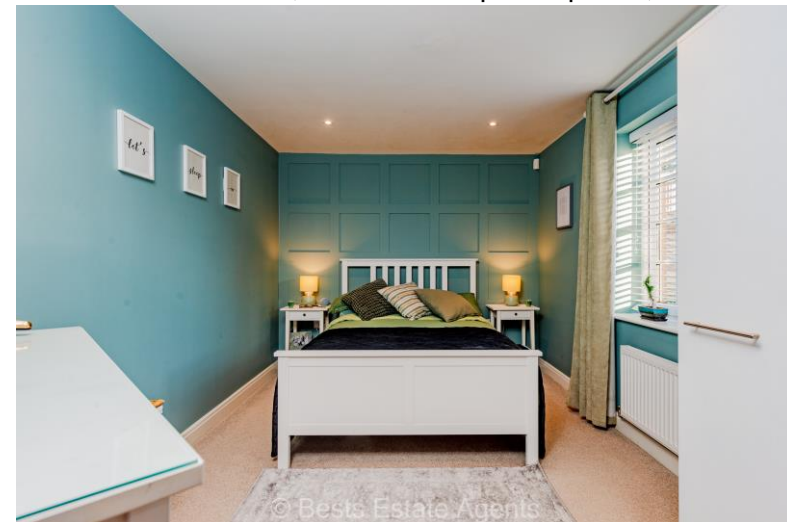
### Lounge/Dining/Kitchen Area 19' 5" x 15' 1 maximum" (5.91m x 4.59m)

Kitchen area has a range of high gloss modern fitted base and wall units with one and a half bowl stainless steel sink with high neck mixer tap over, four burner gas hob with filter hood above, high line electric oven, integrated fridge freezer, washer/dryer and dishwasher, concealed wall mounted combination gas central heating boiler, two PVC double glazed windows to side elevation, double panel radiator, two double and one single power points. Lounge/Dining Area has five double power points, fitted mini ceiling downlighters.



### Bedroom One 16' 0 maximum" x 9' 3" (4.87m x 2.82m)

PVC double glazed window to side elevation, single panel radiator, wood panelling to walls, three double power points, fitted mini ceiling downlighters.



### **Bedroom Two 9' 5" x 8' 6" (2.87m x 2.59m)**

PVC double glazed window to side elevation, single panel radiator, one single one double power points, fitted mini ceiling down lighters.

### **Bathroom**

A modern room with white suite comprising low level WC, panel bath with mixer tap over, contemporary style wash hand basin with waterfall style mixer tap and vanity storage beneath, fully tiled walk in shower enclosure with mixer shower attachment, fitted extractor fan, half tiling to walls, double panel radiator, fitted mini ceiling down lighters, wood effect vinyl flooring.



### **Externally**

The property has allocated parking. The seller has also informed us that he has informal use of a useful storage room located in the parking area.

### **Useful Information About This Property:**

- SHOW HOME QUALITY INTERIORS
- SANDYMOOR LOCATED
- ALLOCATED PARKING TO REAR
- GENEROUS PROPORTIONS
- FOUR PIECE BATHROOM SUITE
- IDEAL FOR THOSE SCALING DOWN
- CLOSE TO AMENITIES
- COUNCIL TAX BAND: B

### **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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