

bp5422



4 Cannonbury Close  
Halton Village

Runcorn

WA7 2SB

4 Bed Detached House

Independent Family Owned Estate Agents

T: 01928 576368 E: Terry@bests.co.uk

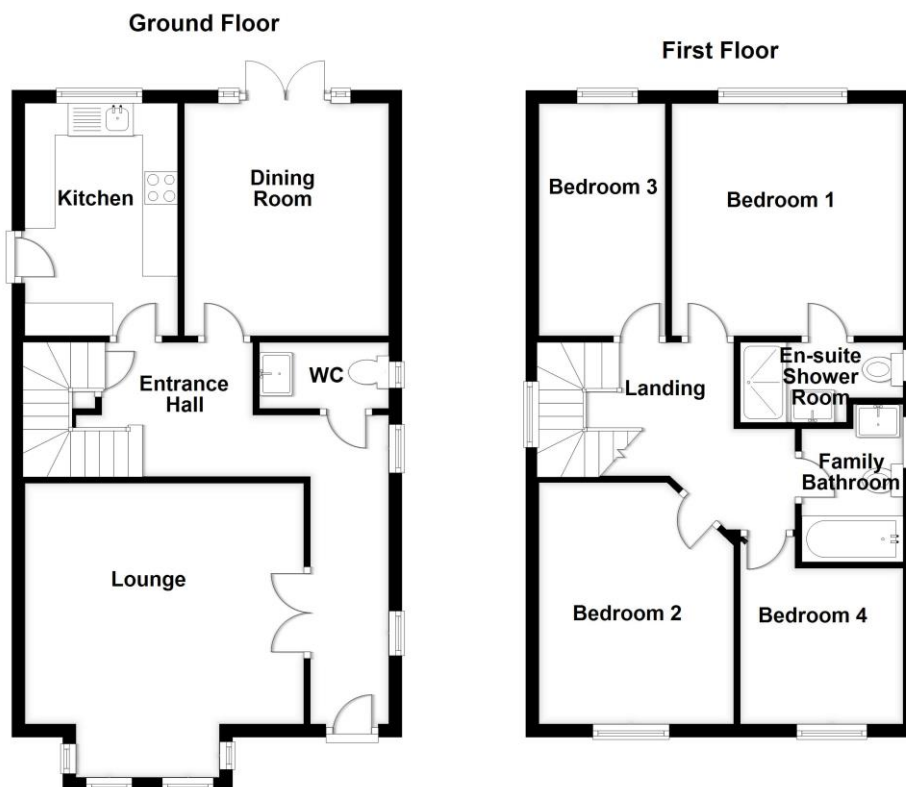
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## 4 Cannonbury Close, Runcorn, Cheshire, WA7 2SB

\*FOUR BEDROOM DETACHED FAMILY HOME - CUL DE SAC POSITION - ESTABLISHED AREA\* Standing in a secluded corner position within a select cul de sac is this modern detached family home. Having been occupied since first built in 2003 this spacious family home is one which offers an excellent opportunity for buyer's who seek something different from the large estate living. Halton Village is perfectly positioned within town having a wealth of amenities a stone's throw away whilst retaining that classic village feel. Upon entering the property viewers are greeted by a light hallway with WC and storage, lounge, kitchen and dining room to the ground floor whilst four bedrooms the master of which has a en suite shower room and a family bathroom complete the first floor. Externally, the property is fronted by a tarmac driveway with detached garage whilst the excellent size mature rear garden wraps around to the side of the property offering multiple areas whilst enjoying a pleasing wooded aspect not being directly overlooked. EPC:TBC



**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. 23/04/2024 12:04:14 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 PVC double glazed front door opens to hallway, two PVC double glazed windows to side elevation, fitted radiator, coved ceiling, dado rail, built in under stairs storage cupboard, one double power point.

### **Ground Floor Cloaks**

Low level WC, wash hand basin, single panel radiator, PVC double glazed window to side elevation.



**Lounge 14' 6 maximum" x 13' 10" (4.42m x 4.21m)**



PVC double glazed windows to front elevation, coved ceiling, two double one single power points, one double and one single panel radiators.

**Kitchen 11' 7" x 7' 8" (3.53m x 2.34m)**

Having a range of quality fitted base and wall units with stone fitted working surfaces, single drainer sink with high neck mixer tap over, four burner gas hob with filter hood above, high line electric double oven, integrated fridge freezer, plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central



heating boiler, PVC double glazed window to rear elevation, PVC double glazed entrance door to side elevation, single panel radiator, two double power points.

**Dining Room 11' 9" x 10' 3" (3.58m x 3.12m)**

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Coved ceiling, PVC double glazed French doors to rear elevation, two double power points, single panel radiator.



### First Floor Landing

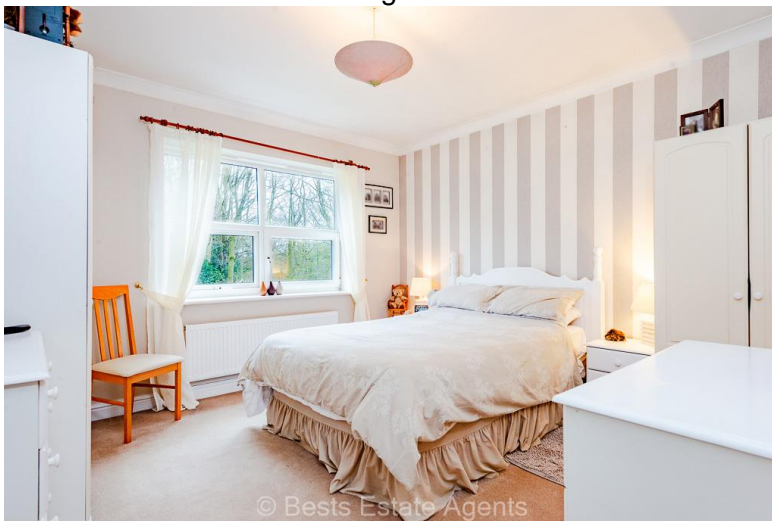
Stairs from hall to first floor landing, PVC double glazed window to side elevation, coved ceiling, access to loft, single panel radiator.

### Bedroom One Rear 11' 10" x 11' 8" (3.60m x 3.55m)

Single panel radiator, PVC double glazed window to rear elevation, coved ceiling, three double power points.

### En-suite Shower Room

Low level WC, pedestal wash hand basin, oversized fully tiled shower enclosure with mixer shower attachment, fitted shaver point, single panel radiator, fitted extractor fan, PVC double glazed window to side elevation.



### Bedroom Two Front 12' 2" x 9' 6" (3.71m x 2.89m)

PVC double glazed window to front elevation, single panel radiator, coved ceiling, two double power points.

### Bedroom Three Rear 11' 10" x 6' 4" (3.60m x 1.93m)

PVC double glazed window to rear elevation, coved ceiling, single panel radiator, two double power points.

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**Bedroom Four Front 9' 5 maximum" x 8' 7" (2.87m x 2.61m)**

PVC double glazed window to front elevation, single panel radiator, coved ceiling, two double power points.

**Family Bathroom**



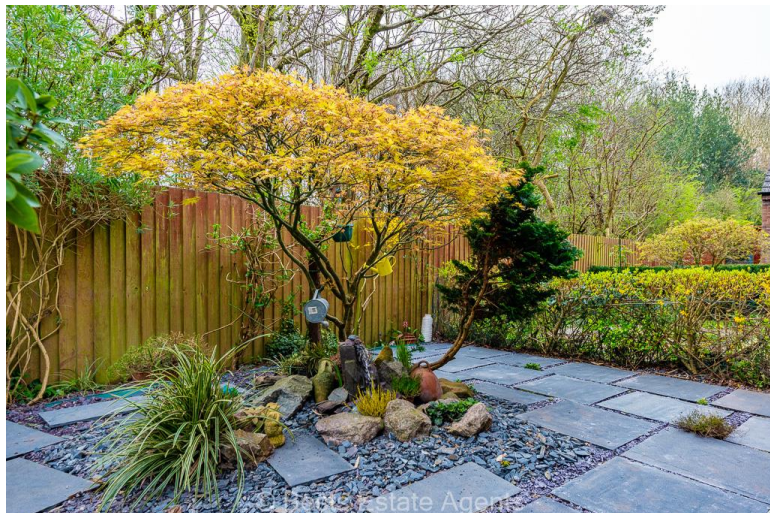
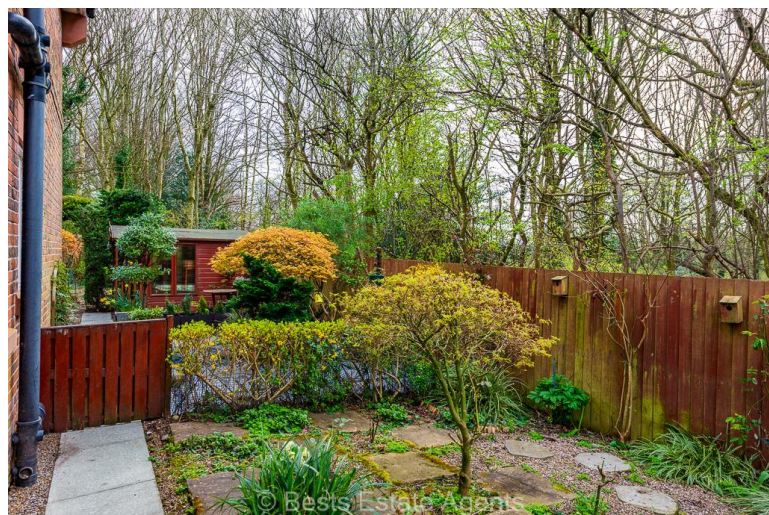
Having a white three piece suite comprising low level WC, pedestal wash hand basin and panel bath, splash back tiling, PVC double glazed window to side elevation, double panel radiator, fitted extractor fan.

**Externally**

Property occupies a secluded corner position within a small cul de sac of Main Street, Halton village. Fronted by a tarmacked driveway leading to a detached garage with metal up and over door, power, light and separate side access. Whilst to the rear there is a



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very reasonable sized mature garden with paved patio, laid lawn, mature stocked borders all of which enjoys a very pleasant wooded/tree lined aspect and is not directly overlooked, included within the sale is a timber summer house.

**Useful Information About This Property:**

- DETACHED FAMILY HOME
- CORNER CUL DE SAC POSITION
- NO CHAIN DELAY
- WOODED ASPECT TO REAR
- EN SUITE SHOWER ROOM
- GOOD SIZED BEDROOMS
- HALTON VILLAGE LOCATION
- COUNCIL TAX BAND: E

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forms of ID in order to proceed with the purchase of a property and to comply with current regulations.

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