

bp5417



20 Chiswick Close  
Runcorn  
WA7 6HQ  
3 Bed Semi Detached House

£150,000

Viewing Advised

Independent Family Owned Estate Agents  
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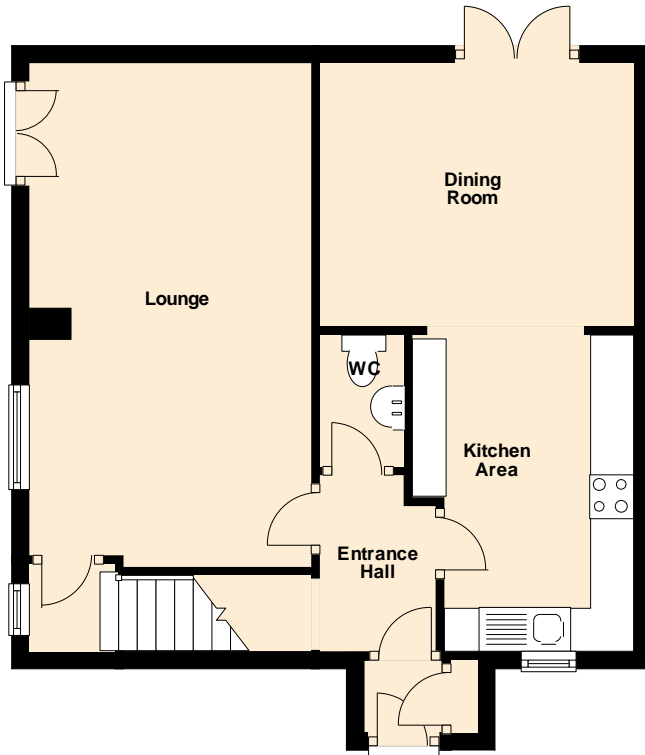




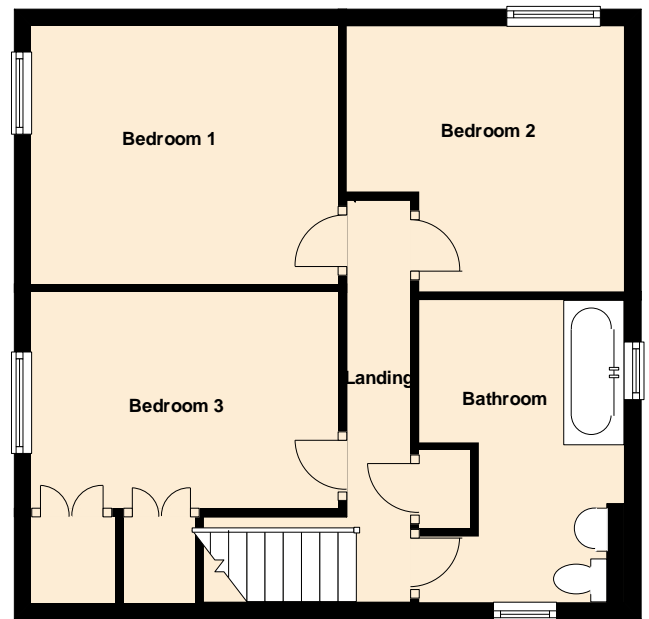
## 20 Chiswick Close, Murdishaw, Runcorn, Cheshire, WA7 6HQ

**\*TWO STOREY REAR EXTENSION - MUCH LARGER THAN FIRST THOUGHT\*** This three bedroom semi detached property offers a much larger footprint than first thought when viewed from the kerbside. Benefiting from a great sized two storey extension to the rear which greatly improves the accommodation which briefly consists of an entrance hall with WC, lounge and kitchen diner to the ground floor whilst three good sized bedrooms and a large, updated bathroom with bath and large walk in shower complete the first floor. Externally, off-road parking is located to the front of the property whilst the fully paved rear garden is perfect for entertaining, the current owners have also installed a useful brick built storage/workshop which could have multiple uses with minimal work. A property which offers a lot more than meets the eye and really must be viewed to be fully appreciated.

### 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. 25/03/2024 10:12:29 The content of these sales details are the copyright of Bests Estate Agents.

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

#### Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, tiled floor, built in storage cupboard.

#### Hallway

Two double power points, tiled floor, telephone extension point.

#### Ground Floor Cloaks

Low level WC, wash hand basin, heated towel rail, tiled floor, fitted extractor fan.

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**Kitchen 11' 8" x 8' 4" (3.55m x 2.54m)**

Fitted high gloss base and wall units, single drainer sink with high neck mixer tap over, four ring electric hob with filter hood above and electric oven beneath, splash back tiling, tiled floor, double panel radiator, PVC double glazed window to front elevation, three double and one single power points.



**Dining Area 11' 7" x 9' 2" (3.53m x 2.79m)**

PVC double glazed French doors to rear elevation, tiled floor, double panel radiator, two double power points.



**Lounge 18' 10" x 10' 6" (5.74m x 3.20m)**

Wood effect laminate flooring, double panel radiator, PVC double glazed French doors and window to rear elevation, four double power points.



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## Rear Hallway

PVC double glazed window to rear elevation, stairs to first floor.

## First Floor

Single power point, built in storage cupboard.

## Bedroom One 11' 5" x 9' 3" (3.48m x 2.82m)

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

## Bedroom Two 9' 2" x 10' 6" (2.79m x 3.20m)

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



## Bedroom Three 11' 6" x 8' 4" (3.50m x 2.54m)

PVC double glazed window to rear elevation, single panel radiator, access to loft, two built in storage cupboards, two single power points.

## Bathroom

A recently updated room having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath with mixer tap, oversized walk in shower enclosure with mixer shower attachment, waterfall style shower head and additional shower wand, large chrome effect heated towel rail, tile effect laminate flooring, PVC double glazed windows to front and side elevations, fitted mini ceiling downlighters, extractor fan, further heated chrome effect towel rail.



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## Externally

Property forms part of a small cul de sac stood in a corner plot being fronted by off road parking leading to a detached brick built, to the rear there is a garden fully themed for ease of maintenance wrapping round the side and the rear of the property and is not directly overlooked.



### Useful Information About This Property:

- TWO STOREY EXTENTION TO REAR
- CUL DE SAC POSITION
- CLOSE TO SCHOOLING & AMENITIES
- IDEAL FIRST HOME
- NOT OVERLOOKED TO REAR
- THREE GOOD SIZED BEDROOMS
- USEFUL BRICK BUILT STORE
- COUNCIL TAX BAND: B

### MONEY LAUNDERING REGULATIONS

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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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