

bp5306



24 Wharford Lane
Sandymoor, Runcorn
WA7 1EB
3 Bed Terraced House with
Garage

Independent Family Owned Estate Agents
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£260,000

Viewing Advised



24 Wharford Lane, Runcorn, Cheshire, WA7 1EB

POPULAR SANDYMOOR LOCATION - SPACIOUS FAMILY HOME ARRANGED OVER THREE FLOORS Bests Estate Agents are pleased to bring this modern THREE bedroom family home to the open market. Presented to a pleasing standard throughout and providing a ample living accommodation which is arranged over three floors having entrance hall with WC, good sized kitchen/dining and family room with bi-folding doors opening to the rear garden to the ground floor. First floor level provides a spacious lounge and third bedroom whilst the second floor has the second bedroom, family bathroom and master bedroom with en suite shower room and a small balcony off. The local area is well established with schooling, amenities and excellent road connections. Off road parking and a detached garage are located to the rear of the property. Viewing is advised to fully appreciate this fine family home. EPC:B(86)

The property comprises in more detail as follows;

Entrance

Front door opens to entrance hall, wood effect vinyl flooring, single panel radiator, double power point.

Ground Floor Cloaks

Low level WC, wash hand basin, mixer tap over, splashback tiling, single panel radiator, extractor fan.

Kitchen Area 10' 2" x 8' 8" (3.10m x 2.64m)

Having a range of base and wall units with high gloss finish and Granite work surfaces comprising: One half bowl sink, mixer tap over, five burner gas hob, filter hood above, highline electric oven, microwave above, integrated fridge/freezer, dishwasher and washing machine, under counter lighting, two double, one single power points PVC double glazed window to front elevation, concealed gas central heating boiler, mini ceiling downlighters. wood effect vinyl flooring.

Family Dining Area 15' 6" max x 12' 5" (4.72m x 3.78m)

Wood effect vinyl flooring, double panel radiator, PVC double glazed window to side elevation, double glazed bio folding doors to rear elevation, three double power points, under stairs storage cupboard.



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First Floor Landing

Stairs from hall to first floor, PVC double glazed window to rear, single power point, single panel radiator.



Lounge 19' 0"max x 15' 1" (5.79m x 4.59m)

PVC double glazed window and Juliet balcony to front elevation, PVC double glazed window to side elevation, two single panel radiators, electric convector fire standing on decorative hearth and back, four double power points, telephone extension point, TV aerial point.



Bedroom Three rear 9' 0" x 7' 1" (2.74m x 2.16m)

PVC double glazed window to rear, single panel radiator, three double power points, telephone extension,



Second Floor Landing

Stairs from first floor landing to second floor landing, PVC double glazed window to rear, single panel radiator, single power point, built in storage cupboard,

Bedroom One Front 13' 5" x 9' 0" (4.09m x 2.74m)

PVC double glazed window to front, PVC double glazed French doors open to small balcony to side elevation, single panel radiator, three double power points.



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En-suite Shower Room

Low level WC, pedestal wash hand basin, mixer tap over, fully tiled walk in shower enclosure, mixer shower attachment, mini ceiling downlighters, extractor, chrome effect heated towel rail, PVC double glazed window to front.

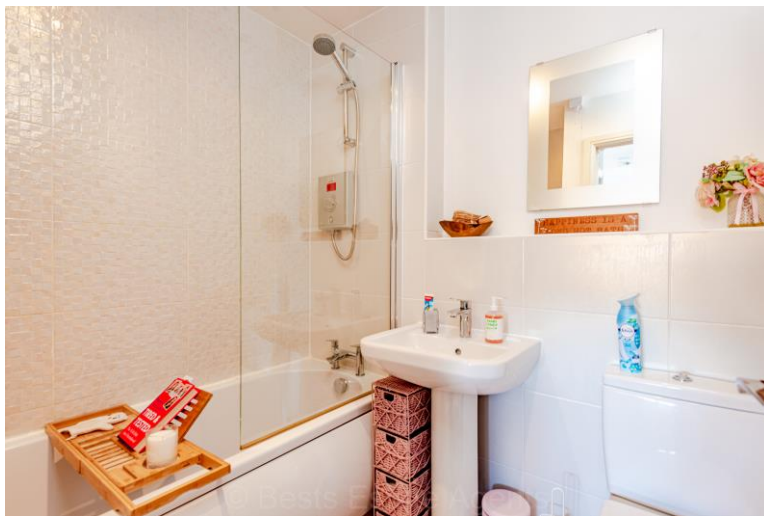


Bedroom Two rear 8' 11" x 8' 10" (2.72m x 2.69m)

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

Family Bathroom

Having a white three piece suite with low level WC, wash hand basin with mixer tap over and paneled bath with electric shower over and fitted glass shower screen, attractive splash back tiling.



Externally

The property occupies a prominent corner position along Wharford Lane. Low maintenance gardens with artificial turf lawn and mature hedgerows. To the rear there is a fully enclosed garden again being low maintenance with artificial turf and paved patio separate rear access leading to a driveway providing off road parking and leading to a detached garage.

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Useful Information About This Property:

- SPACIOUS FAMILY HOME
- ARRANGED OVER THREE FLOORS
- EN SUITE & BALCONY TO MASTER BEDROOM
- KITCHEN DINING AND FAMILY ROOM TO GROUND FLOOR
- POPULAR ESTABLISHED AREA
- CLOSE TO SCHOOLING AND AMENITIES
- PARKING AND GARAGE TO REAR
- Council Tax Band: D

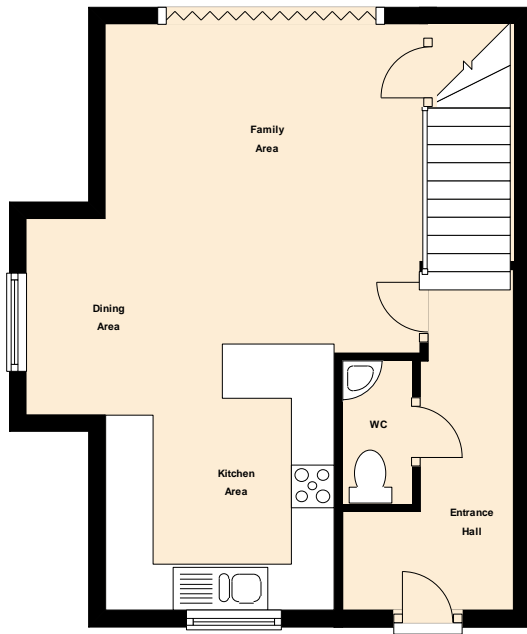
MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

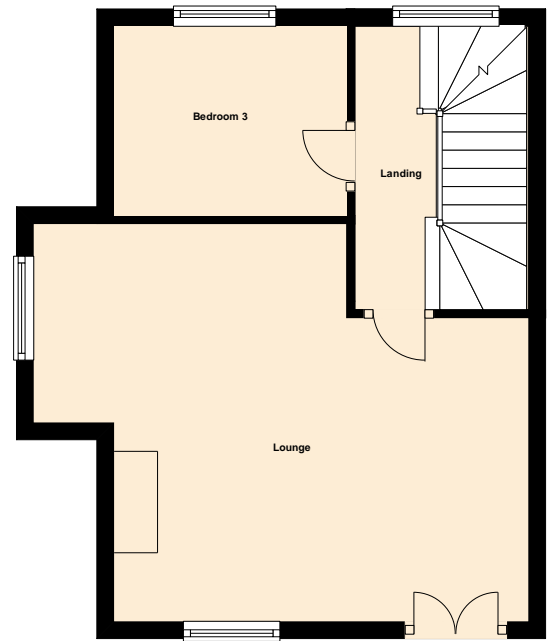
European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.

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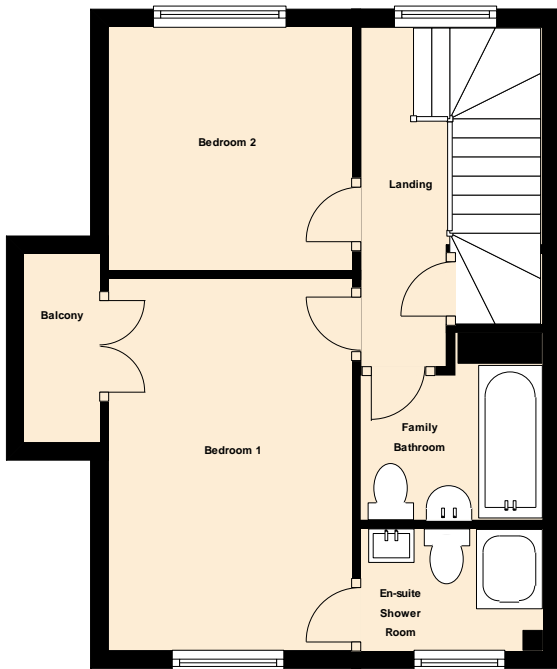
Ground Floor



First Floor



Second 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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 20/10/2023 14:31:39 The content of these sales details are the copyright of Bests Estate Agents.