

bp5330



17 Wisbech Close
Sandymoor, Runcorn
WA7 1XY
3 Bedroom Three Storey Town
House

Independent Family Owned Estate Agents
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£250,000

Viewing Advised



17 Wisbech Close, Runcorn, Cheshire, WA7 1XY

THREE DOUBLE BEDROOMS - EXCELLENT SANDYMOOR LOCATION - BEAUTIFUL MASTER BEDROOM TO SECOND FLOOR - B RATED EPC Bests Estate Agents are pleased to bring this THREE bedroom three storey end town house to the open market. Located within the ever popular and highly regarded Sandymoor area of Runcorn, Wisbech close is a small cul de sac and this modern property enjoys an open aspect to the front with ample green space and visitor parking. The local area has amenities including schooling minutes away and is just a short drive from convenient road and rail connections. Upon entering this excellent family home viewers will find accommodation which consists of; entrance hall with WC, kitchen and lounge diner to the ground floor, at first floor level two double bedrooms can be found one of which has 'Jack & Jill' access to the family bathroom whilst a particularly impressive feature of this home is a brilliant size master bedroom with en-suite shower room which occupies the complete second floor, being flooded with light from 'Vulex' style roof windows this sizable room is currently arranged with three separate zones, a reading area, bedroom area and dressing area. Overall a property which could be described as being a little different from normal and really must be viewed to be fully appreciated. EPC:B (88)

The property comprises in more detail as follows;

Entrance

Composite double glazed front door opens to hallway, single panel radiator, tiled floor, one double power point.

Ground Floor Cloaks

Low level WC, pedestal wash hand basin with mixer tap over, single panel radiator, fitted mini ceiling down lighter, extractor fan, tiled floor.

Kitchen 12' 10" x 6' 2" (3.91m x 1.88m)

Having a range of high gloss modern fitted base and wall units comprising one and a half bowl stainless steel single drainer sink with high neck mixer tap over, four ring gas hob, electric oven beneath with filter hood above, integrated fridge, freezer, dishwasher and washing machine, single panel radiator, tiled floor, PVC double glazed window to front elevation, fitted mini ceiling downlighters, two double and one single power points, concealed wall mounted gas central heating boiler, under cabinet lighting.





Lounge/Diner 16' 4" x 13' 3 maximum" (4.97m x 4.04m)

PVC double glazed French doors to rear elevation, PVC double glazed window to side elevation, five double power points, two double panel radiators, built in under stairs storage cupboard.



First Floor Landing

stairs from hall to first floor landing.

Bedroom Two Rear 11' 5" x 9' 9" (3.48m x 2.97m)

Two PVC double glazed windows to rear elevation, double panel radiator, extensive fitted wardrobes with high gloss fronts, three double power points, Jack and Jill style access main bathroom.



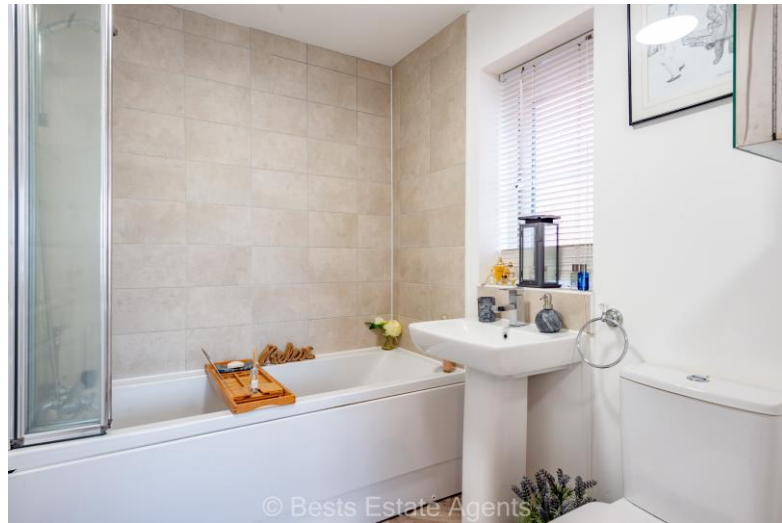
Bedroom Three Front 9' 2" x 13' 5" (2.79m x 4.09m)

Two PVC double glazed windows to front elevation, double panel radiator, built in fitted wardrobes with high gloss mirrored fronts, two double power points.



Family Bathroom

Having low level WC, pedestal wash hand basin with mixer tap over, paneled bath with fitted glass shower screen, mixer shower over, attractive splashback tiling, PVC double glazed window to side elevation, fitted extractor fan, double panel radiator.



Second Floor Landing

Stairs from first floor landing to second floor landing, single panel radiator, one double power point.

Master Bedroom 28' 6" x 13' 3" narrowing to 9'1" (8.68m x 4.04m)

Two Velux style roof lights to rear elevation, PVC double glazed window to front elevation, two single panel radiators, five double power points, two built in storage cupboards, access to loft space.



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En-suite Shower Room

Low level WC, pedestal wash hand basin with mixer tap over, over sized fully tiled walk in shower enclosure with wall mounted electric shower, fitted extractor fan, Velux style roof light to front elevation, double panel radiator, fitted shaver point.

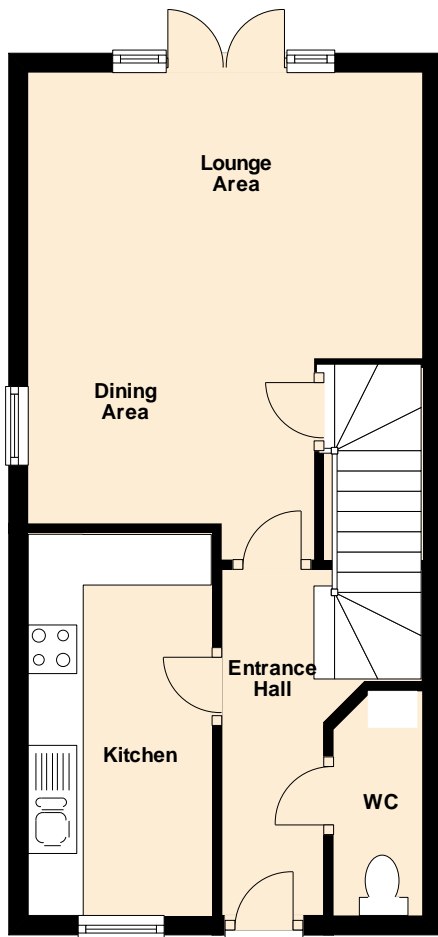
Externally

Property is fronted by a forecourt style garden with parking spaces for two vehicles in front. Whilst, to the rear there is an enclosed garden with wood decked patio area and paved patio areas, included in the sale is a timber shed.

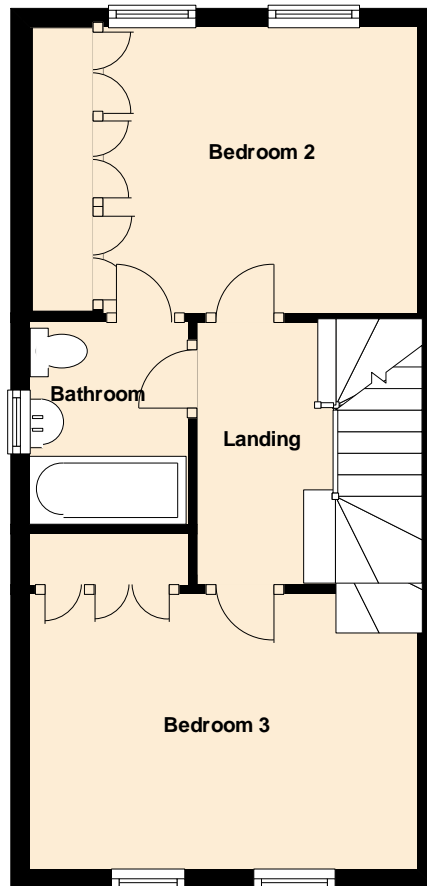


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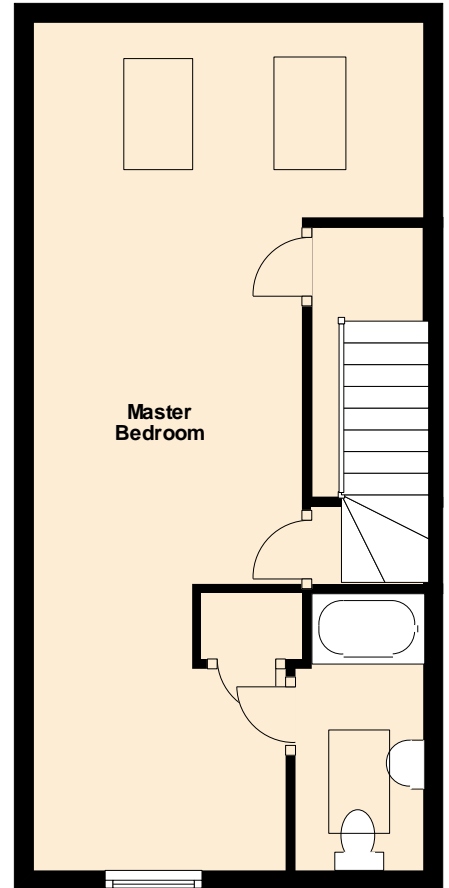
Ground Floor



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. 08/01/2024 16:00:41 The content of these sales details are the copyright of Bests Estate Agents.

Useful Information About This Property:

- SOLAR PANELS - B RATED EPC
- SANDYMOOR LACATION
- NOT OVERLOOKED TO FRONT
- THREE DOUBLE BEDROOMS
- BEAUTIFUL MASTER BEDROOM TO TOP FLOOR
- OFF ROAD PARKING
- END TOWN HOUSE
- 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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