

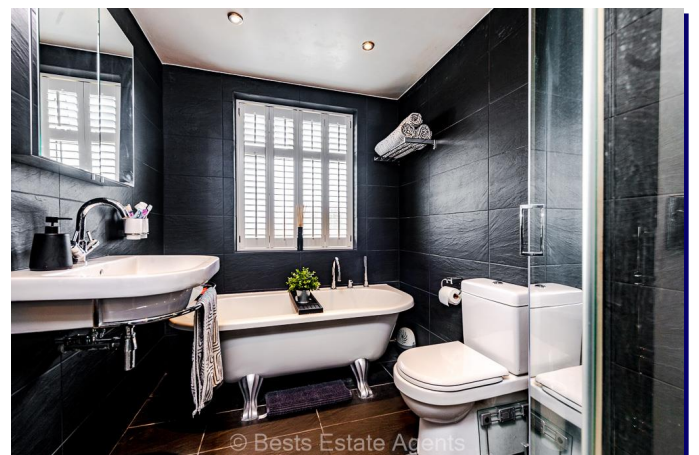
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48 Holloway  
Runcorn  
WA7 4TG  
3 Bed Semi Detached House

Offers in Excess of  
£200,000

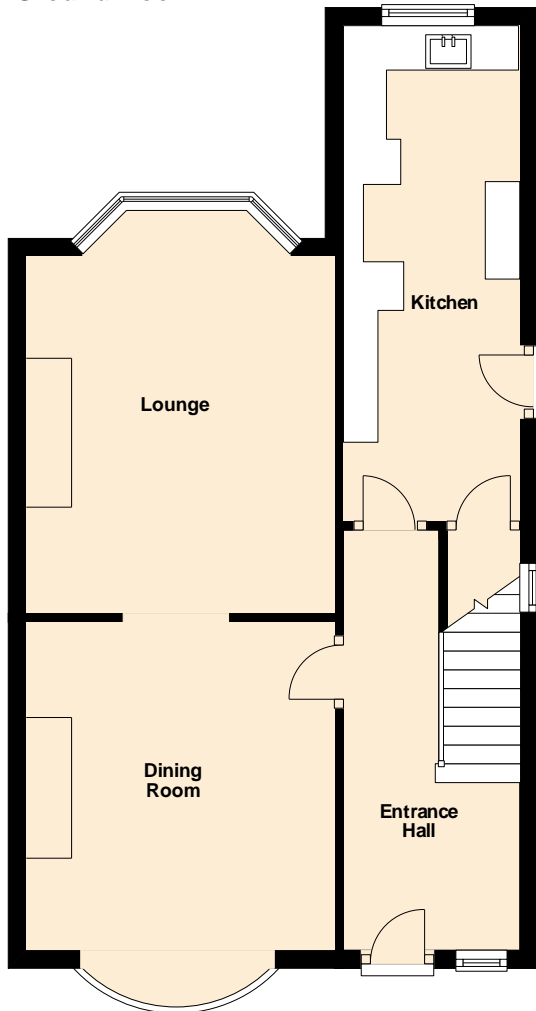
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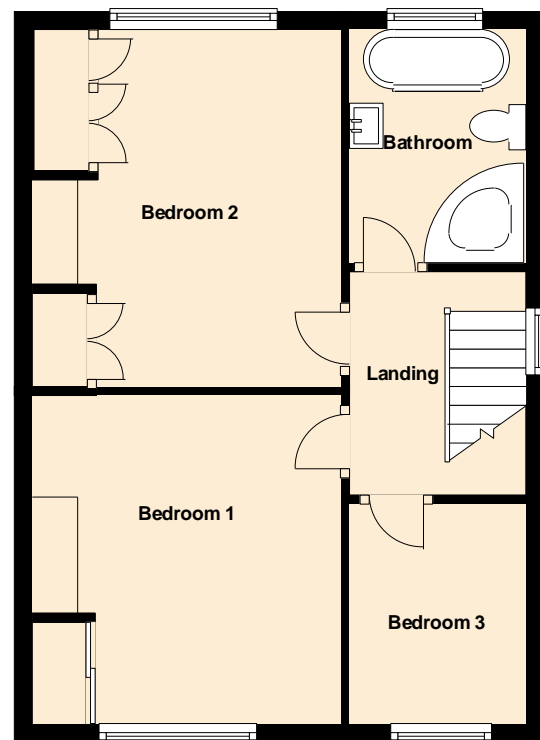
## 48 Holloway, Runcorn, Cheshire, WA7 4TG

\*EXTENDED TRADITIONAL, BAY FRONTED FAMILY HOME CLOSE TO RAILWAY STATION\* Brought to the market with a modern yet traditional feel throughout is this mature family home located within an established and convenient area which has Runcorn Railway Station just minutes away. This well presented property is sure to impress having a well proportioned footprint which consists of a welcoming entrance hall, lounge with bay window to front and dining room off and a great sized extended kitchen to the ground floor whilst at first floor level there are three bedrooms, two of which are excellent sized double rooms and a modern bathroom. Externally, a low maintenance rear garden has a private feel and would be perfect for those who like to entertain.

### 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. 20/02/2024 10:39:45 The content of these sales details are the copyright of Bests Estate Agents.

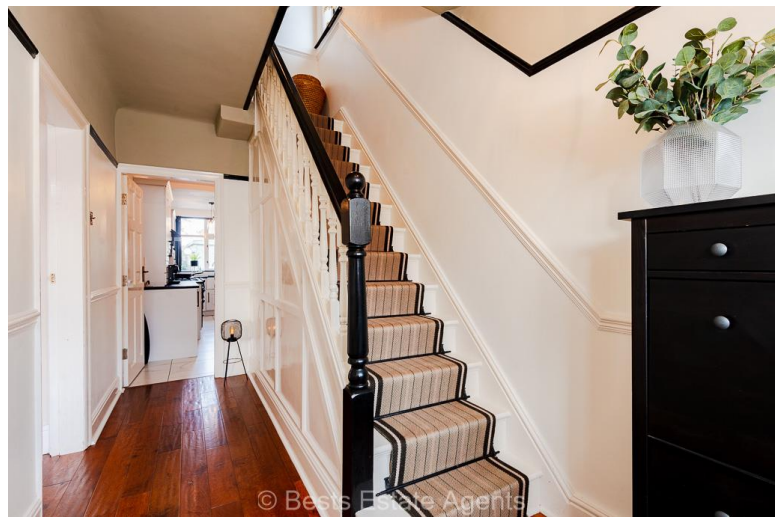
**The property comprises in more detail as follows;**

#### Entrance Hallway

Composite double glazed front door opens to hallway, real wood flooring, period style contemporary radiator, fitted dado rail, fitted picture rail, meters and services cupboard, one double power point, double glazed window to front elevation.

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**Lounge 15' 2 into bay window" x 11' 2" (4.62m x 3.40m)**

Double glazed bay window to rear elevation, double panel radiator, real wood flooring, ornate period style living flame coal effect gas fire standing on decorative hearth and back, two double power points, fitted wall lights.



**Dining Room 14' 0 into bay window" x 11' 2" (4.26m x 3.40m)**

Double glazed bay window to front elevation, single panel radiator, real wood flooring, fitted wall lights, two double power points.



**Extended Kitchen 18' 0" x 6' 5" (5.48m x 1.95m)**

Having a range of fitted base and wall units with space for gas range style cooker, fitted filter hood, Belfast style sink with high neck mixer tap over, stone working surfaces, attractive splashback tiling, tiled floor, plumbing and drainage for automatic washing machine, integrated fridge and freezer, three double power points, double glazed window to rear elevation and split barn style composite double glazed door to side elevation, built in under stairs storage cupboard with double glazed window to side elevation.

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### First Floor Landing

Stairs from hall to first floor landing, double glazed window to side elevation, fitted dado and picture rail, single power point, access to loft.

### Bedroom One Front 11' 11" x 11' 2" (3.63m x 3.40m)

Real wood flooring, single panel radiator, double glazed window to front elevation with plantation style shutters, built in wardrobes, one double power point.

### Bedroom Two Rear 12' 11" x 11' 2 into fitted wardrobes" (3.93m x 3.40m)

Real wood flooring, period style fireplace, contemporary period style radiator, double glazed window to rear elevation with plantation style shutters, built in wardrobes, one double power point.



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**Bedroom Three Front 8' 0" x 6' 6" (2.44m x 1.98m)**

Real wood flooring, single panel radiator, double glazed window to front elevation with plantation style shutters, one double power point.

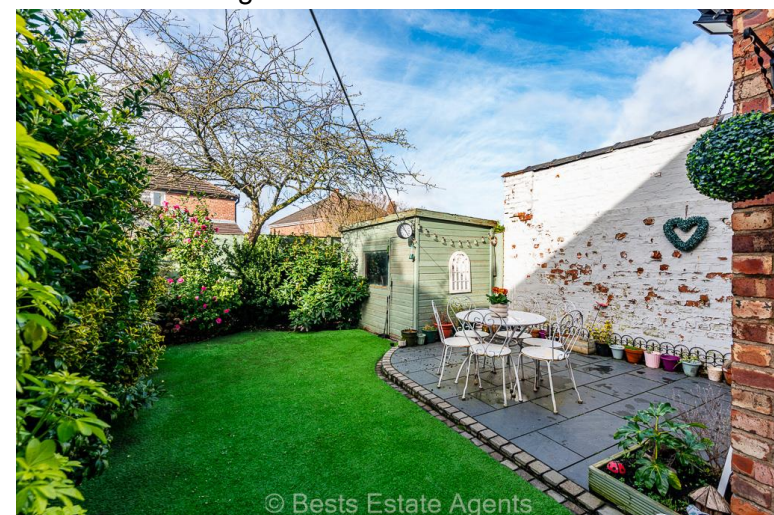
**Bathroom**

Having a four piece suite comprising low level WC, free standing bath with clawed feet, mixer tap and shower attachment, wash hand basin with mixer tap over, fully tiled walk in corner shower enclosure with mixer shower attachment, water fall style shower head and additional shower wand, heated towel rail, fully tiled walls, tiled floor, fitted mini ceiling down lighters, double glazed window to rear elevation with plantation style hutters.



**Externally**

Property occupies a prominent elevated position along Holloway being fronted by a lawn garden whilst to the rear there is a fully enclosed garden themed for ease of maintenance having a paved patio area, artificial lawn, mature planted borders, included in the sale is a great sized timber shed.







**Useful Information About This Property:**

- BEAUTIFULLY PRESENTED HOME
- CLOSE TO STATION
- PROMINENT ELEVATED POSITION
- EXTENDED TO REAR
- LOW MAINTENANCE REAR GARDEN
- POPULAR AREA
- MUST SEE FAMILY HOME
- COUNCIL TAX BAND: B

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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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