

bp5379



3 Red Pier Crescent  
Runcorn  
WA7 1JD  
3 Bed Semi Detached House

**£225,000**

**Viewing Advised**

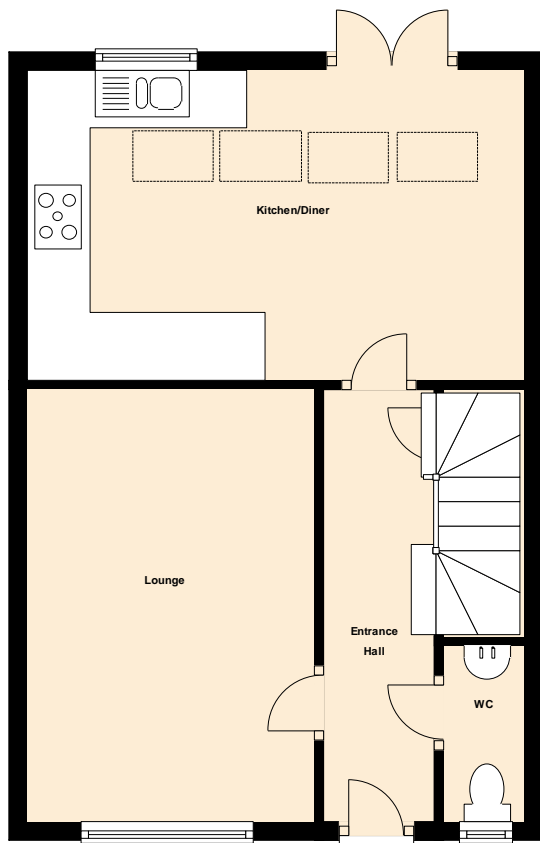
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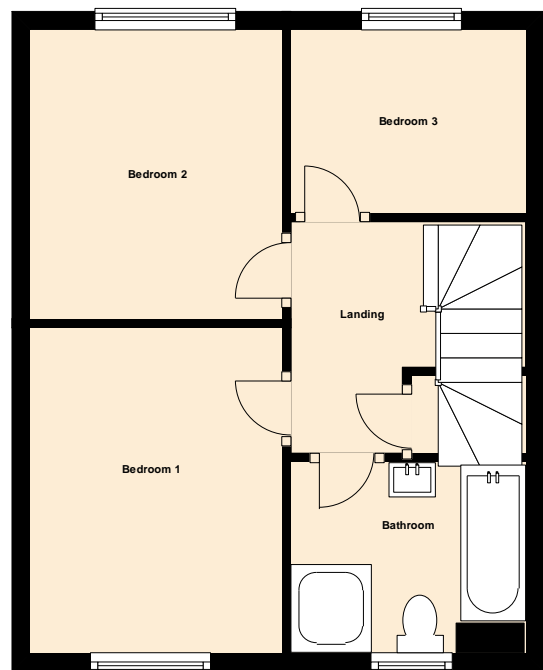
### 3 Red Pier Crescent, Runcorn, Cheshire, WA7 1JD

**\*BEAUTIFUL MODERN HOME - CONVENIENTLY LOCATED - NO CHAIN DELAY - B RATED EPC\*** Constructed in 2019 this well proportioned three bedroom semi detached home is an excellent choice for those with young families with it standing in a tucked away and secluded position off the beaten track. An impressive feature within the property is the great size kitchen dining room which is flooded with this thanks to multiple 'Velux' style roof windows making is a perfect space for those who like to entertain. This attractive development is perfectly placed to take advantage of a wealth of amenities located within Runcorn Old Town including Runcorn Railway Station. Internally the accommodation consists of a welcoming entrance hall with WC, lounge and the impressive kitchen dining room to the ground floor whilst three bedrooms and a family bathroom with bath and separate shower complete the first floor. Externally the property is fronted by off road parking whilst to the rear a good sized enclosed garden can be found. EPC: B (84)

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. 03/05/2024 11:46:10 The content of these sales details are the copyright of Bests Estate Agents.

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

#### Entrance Hall

Composite double glazed front door opens to hallway, wood effect laminate flooring, built in under stairs storage cupboard, one double power point, radiator.

#### Ground Floor WC

Low level WC, wash hand basin with mixer tap over, splash back tiling, PVC double glazed window to front elevation, single panel radiator.

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### **Lounge 15' 2" x 10' 0" (4.62m x 3.05m)**

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, five double power points, TV aerial point, telephone extension point.



### **Kitchen/Dining Room 17' 6" x 10' 10" (5.33m x 3.30m)**

Kitchen area has a range of fitted high gloss modern base and wall units comprising one and a half bowl stainless steel single drainer sink with high neck mixer tap over, five burner gas hob with filter hood above, high line electric double oven, integrated fridge freezer and dishwasher, plumbing and drainage for automatic washing machine, attractive splash back tiling, concealed wall mounted combination gas central heating boiler, seven double power points, wood effect laminate flooring, double panel radiator, four Velux style roof lights, PVC double glazed window and French doors to rear elevation, fitted mini ceiling down lighters.



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### First Floor Landing

Stairs from hall to first floor landing, one double power point, access to loft with pull down ladder which is boarded with shelving, built in storage cupboard.

### Bedroom One Front 10' 11" x 8' 11" (3.32m x 2.72m)

PVC double glazed window to front elevation, single panel radiator, four double power points, TV aerial point, telephone extension point.

### Bedroom Two Rear 10' 3" x 8' 11" (3.12m x 2.72m)

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



### Bedroom Three Rear 8' 5" x 6' 5" (2.56m x 1.95m)

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

### Bathroom

Having low level WC, panel bath with mixer tap over with shower attachment, square wash hand basin with mixer tap over and vanity storage beneath, fully tiled walk in shower enclosure with mixer shower attachment, chrome effect heated towel rail, mini ceiling down lighters, PVC double glazed window to front elevation.

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### Externally

To the front of the property there is tarmacked parking spaces for two vehicles whilst to the rear there is a fully enclosed reasonable sized garden with paved patio area, wood decked patio area, laid lawn garden, outside tap and separate side access.



### Useful Information About This Property:

- B RATED EPC
- IMPRESSIVE KITCHEN DINING AREA
- FREEHOLD
- SECLUDED POSITION
- CLOSE TO RUNCORN OLD TOWN AND RAILWAY STATION
- EXCLLENT MODERN FAMILY HOME
- WELL PRESENTED
- COUNCIL TAX BAND: C

### 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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