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3 Bellingham Drive  
Higher Runcorn  
WA7 4XN  
4 Bed Detached House

**£300,000**

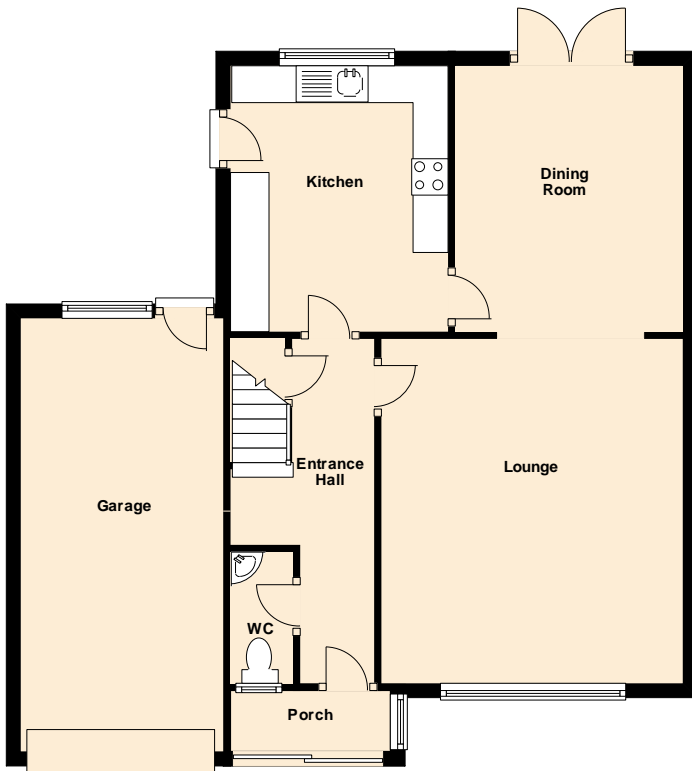
Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk  
[www.bests.co.uk](http://www.bests.co.uk)



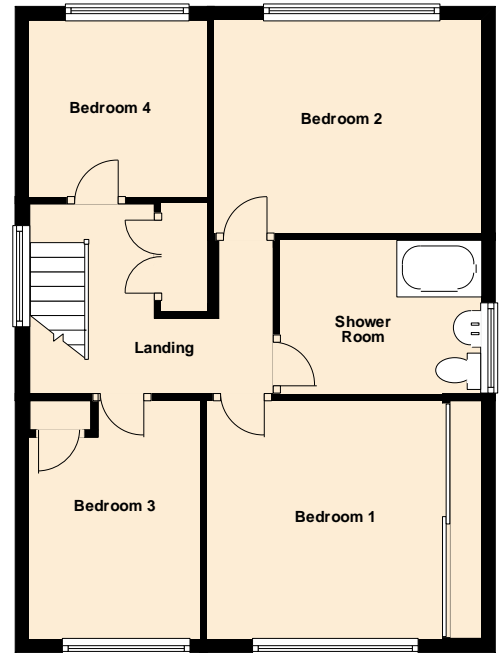
### 3 Bellingham Drive, Runcorn, Cheshire, WA7 4XN

\*FOUR BEDROOMS - HIGHER RUNCORN LOCATION - SOUTH FACING REAR GARDEN\* Bellingham Drive, a small Cul de sac located at the top of Heath Road in Higher Runcorn. This well loved and maintained family home is ideally placed to take advantage of highly regarded primary and secondary schooling which are both located minutes away on foot along with Runcorn Golf & Cricket Clubs. Viewers will be greeted by well proportioned rooms consisting of an entrance hall with WC, lounge, dining room and kitchen to the ground floor whilst four bedrooms and a shower room complete the first floor. Externally a block paved driveway provides off road parking and leads to an attached garage whilst the enclosed rear garden enjoys a south facing aspect. The opportunity to purchase within this Cul de sac seldom arises and therefore early viewing is highly recommended. EPC:TBC

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. 13/03/2024 12:05:45 The content of these sales details are the copyright of Bests Estate Agents.

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

##### Entrance Porch

PVC double glazed sliding door opens to porch, PVC double glazed window to side elevation, tiled floor.

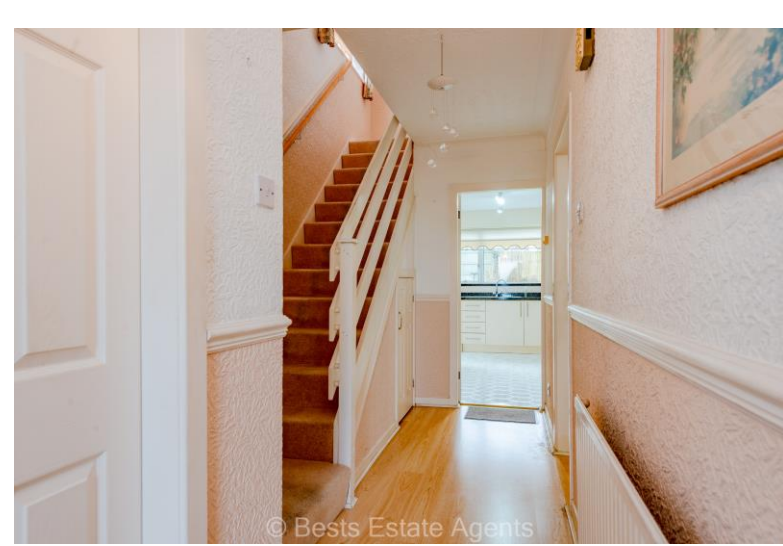
##### Hallway

PVC double glazed door opens to hallway, single panel radiator, fitted dado rail, coved ceiling, wood effect laminate flooring, one single and one double power points, built in under stairs storage cupboard.

##### Ground Floor Cloaks

Low level WC, half tiling to walls, wash hand basin, single panel radiator, window to front elevation, wood effect laminate flooring.

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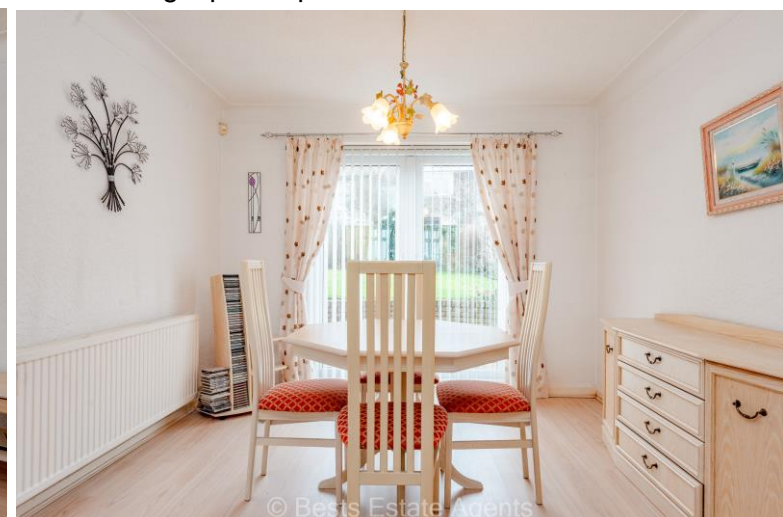
**Lounge 15' 7" x 13' 8" (4.75m x 4.16m)**

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, living flame gas fire standing on decorative hearth and back, two double and two single power points, coved ceiling.



**Dining Room 12' 0" x 10' 4" (3.65m x 3.15m)**

Double panel radiator, wood effect laminate flooring, PVC double glazed French doors to rear elevation, coved ceiling, one double and one single power points.



**Kitchen 12' 0" x 9' 10" (3.65m x 2.99m)**

Having a range of fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, inset four burner gas hob with electric double oven beneath and filter hood above, integrated fridge and freezer, plumbing and drainage for automatic washing machine, concealed wall mounted gas central heating boiler, PVC double glazed window to rear elevation and PVC double glazed entrance door to side elevation, two double and two single power points, tiled floor, single panel radiator.

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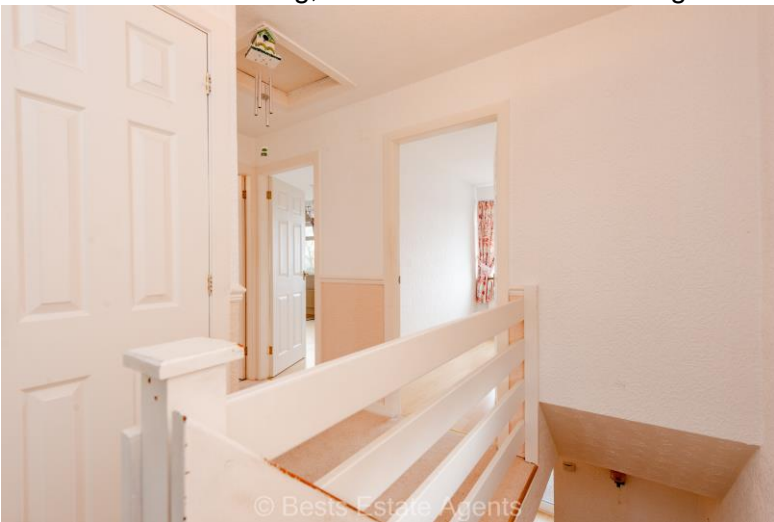


### First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, built in storage cupboard housing insulated hot water cylinder, access to loft, fitted dado rail.

### Bedroom One Front **12' 3" into fitted wardrobes" x 10' 10" (3.73m x 3.30m)**

Single panel radiator, PVC double glazed window to front elevation, wood effect laminate flooring, built in mirror fronted sliding wardrobes, single power point.



### Bedroom Two Rear **12' 4" x 9' 6" (3.76m x 2.89m)**

PVC double glazed window to rear elevation, single panel radiator, one single power point.

### Bedroom Three Front **10' 10" x 8' 1" (3.30m x 2.46m)**

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, built in storage cupboard, two single power points.



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### **Bedroom Four Rear 7' 10" x 8' 1" (2.39m x 2.46m)**

PVC double glazed window to rear elevation, single panel radiator, one double power point.

### **Shower Room**

Low level WC, wash hand basin with vanity storage beneath, walk in shower enclosure with wall mounted electric shower, single panel radiator, PVC double glazed window to side elevation.



### **Externally**

Property forms part of a small Cul-de-sac being fronted by a laid lawn garden and block paved driveway leading to a attached garage with metal up and over door and separate rear access whilst to the rear there is an enclosed reasonable sized garden with extensive paved patio area and raised lawn garden all of which enjoys a very pleasant south westerly aspect.



### **Useful Information About This Property:**

- HIGHER RUNCORN LOCATION
- NO CHAIN
- SOUTHWESTERLY FACING REAR ASPECT
- DECEPTIVELY SPACIOUS
- CUL DE SAC POSITION
- ATTACHED GARAGE
- CLOSE TO HIGHLY REGARDED SCHOOLING
- COUNCIL TAX BAND: E

### **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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