

bp5382



7 Farriers Avenue  
Beechwood, Runcorn  
WA7 3FU  
3 Bed Detached House

**£275,000**

**Viewing Advised**

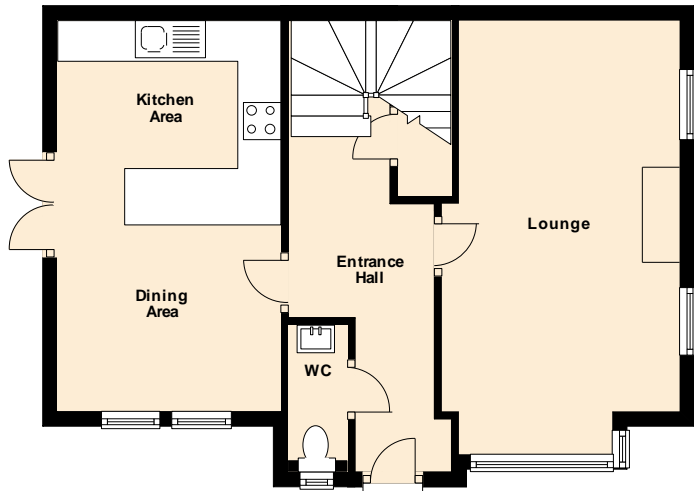
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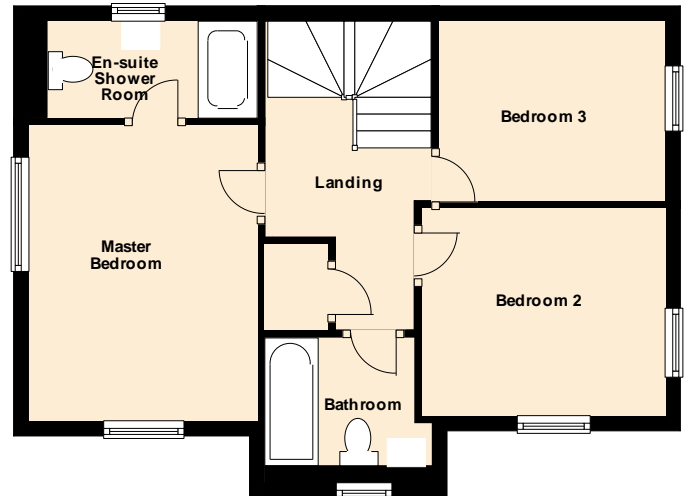
## 7 Farriers Avenue, Beechwood, Runcorn, Cheshire, WA7 3FU

**\*DOUBLE FRONTED DETACHED HOME IN BEECHWOOD AREA - B RATED EPC\***  
Constructed in 2017 is this modern three bedroom detached home. Farriers Avenue is located along Beechwood Avenue, a popular and well connected part of Runcorn with schooling, amenities and excellent road connections close by. This particular property stands in a commanding corner position accessed via a private road which serves just 18 dwellings. This impressive, light and airy design features taller than average ceiling heights, ground floor WC and En suite shower room to the master bedroom. Upon entering the property viewers will find a spacious entrance hall with storage and WC, dual aspect lounge with views across the neighbouring paddock and a good sized, open plan kitchen dining room with dual aspect and large French door opening out on to the garden. At first floor level a master bedroom with En suite shower room can be found along with two further bedrooms and a modern family bathroom. Externally the property has lawn gardens to the front whilst the enclosed side garden enjoys a southerly aspect.  
EPC: B (82)

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. 22/01/2024 17:05:06 The content of these sales details are the copyright of Bests Estate Agents.

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

### Entrance Hallway

Canopied entrance, PVC double glazed front door opens to hallway, tiled floor, two single panel radiators, large built in under stairs storage cupboard, one double power point, telephone extension point, fitted mini ceiling down lighters.



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### Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over, single panel radiator, PVC double glazed window to front elevation, fitted extractor fan.



### Kitchen/Diner 16' 11" x 9' 10" (5.15m x 2.99m)

Kitchen area has a range of modern contemporary style high gloss fitted base and wall units comprising four burner gas hob with electric oven beneath and filter hood above, single drainer acrylic style sink with high neck mixer tap over, concealed wall mounted combination gas central heating boiler, integrated fridge, freezer, washing machine and dishwasher, fitted mini ceiling down lighters, tiled floor, PVC double glazed French doors to side elevation, three double power points. Dining area has a PVC double glazed windows to front elevation, single panel radiator, tiled floor, two double power points.



### Lounge 19' 3 into bay window" x 10' 6" (5.86m x 3.20m)

PVC double glazed bay window to front elevation plus two PVC double glazed windows to side elevation, one double panelled radiator, wood effect laminate flooring, coal effect living flame gas fire standing on decorative hearth and back, fitted mini ceiling down lighters, four double power points.

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### First Floor Landing

Stairs from entrance hall to first floor landing, double power point, single panel radiator, built in storage cupboard with single panel radiator, access to loft.

### Bedroom One Front 12' 10" x 10' 0" (3.91m x 3.05m)

Two PVC double glazed windows one to front elevation and one to side elevation, single panel radiator, three double power points.

### En-Suite Shower Room

Low level WC, wash hand basin with mixer tap over, fully tiled larger than average walk in shower enclosure with mixer shower attachment, waterfall shower head with additional shower wand, PVC double glazed window to side elevation, single panel radiator, tiled floor, fitted extractor fan.



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**Bedroom Two Side 10' 7" x 8' 9" (3.22m x 2.66m)**

PVC double glazed windows to front and side elevations, four double power points, single panel radiator, TV aerial point.



**Bedroom Three Side 9' 11" x 7' 10" (3.02m x 2.39m)**

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



**Family Bathroom**

Low level WC, wash hand basin with mixer tap over, panelled bath with fitted glass shower screen, mixer shower attachment with waterfall style shower head, chrome effect heated towel rail, fitted mini ceiling down lighters, fitted extractor fan, PVC double glazed window to front elevation, tiled floor.



**Externally**

Property forms part of a select cul-de-sac being approached by a private road, property has gardens to three sides with the front wrapping around the property with views over horses paddock to side. There is a fully enclosed garden to the side with laid lawn, paved patio area and separate access leading to a tarmac driveway providing off road parking to the rear.



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

- BUILT IN 2017
- B RATED EPC
- IDEAL FAMILY HOME
- EN SUITE TO MASTER BEDROOM
- SMALL DEVELOPMENT OF JUST 18 DWELLINGS
- OFF ROAD PARKING TO REAR
- POPULAR AND WELL REGARDED AREA
- 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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