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57 Malpas Road
Runcorn
WA7 4AG
3 Bed Detached Bungalow

Offers in the Region
Of £310,000

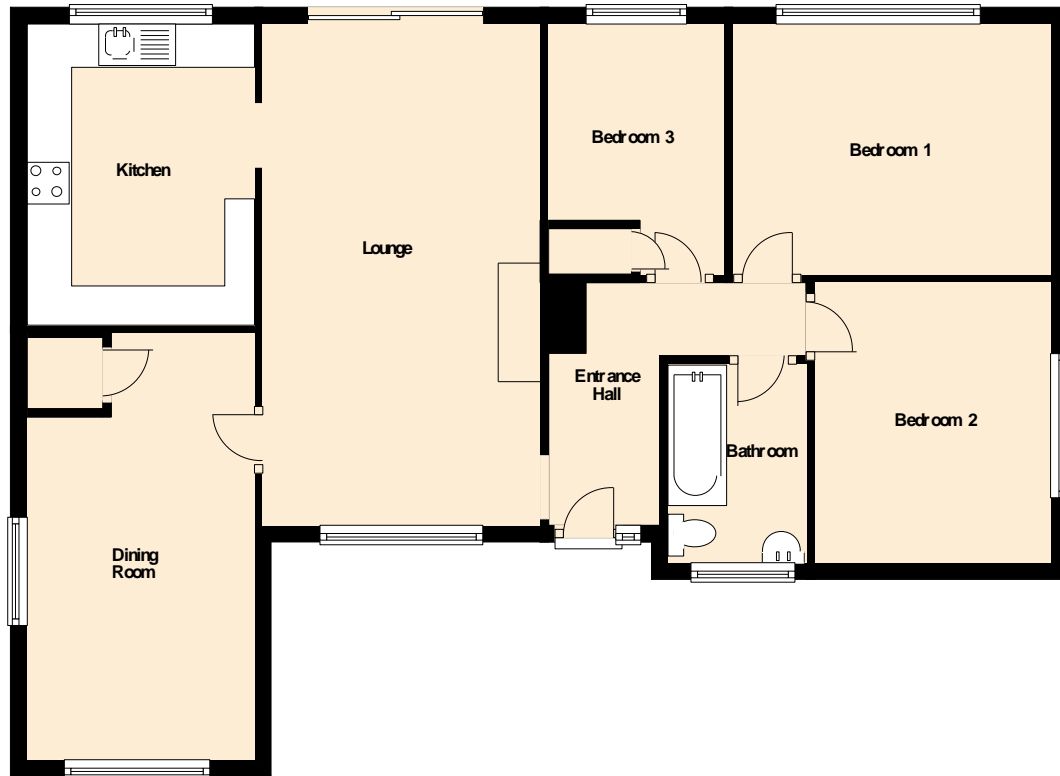
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57 Malpas Road, Runcorn, Cheshire, WA7 4AG

HIGHLY DESIRABLE AREA - WELL PROPORTIONED - NEW ROOF Standing along Malpas Road is this THREE bedroom detached bungalow, this particular part of Runcorn is highly desirable and sought after sitting just minutes away from Runcorn Golf Club and Heath secondary school. A light and airy bungalow which has the benefit of a garage conversion providing further living accommodation which is currently arranged as a dining room and is access of lounge, which is an excellent size has a dual aspect with patio doors opening to the large garden which enjoys a private aspect. Combination gas central heating along with PVC double glazing is installed within the property which briefly consists of entrance hall with all main rooms off, lounge, dining room, kitchen, three bedrooms, two of which are good sized double rooms and a modern fully tiled bathroom. A property which is most definitely worthy of closer inspection. EPC:TBC

Ground 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. 25/08/2023 10:15:40 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Composite front door opens to central hallway, wood effect laminate flooring, single panel radiator, telephone extension point, single power point, loft access.

Lounge 19' 9" x 11' 0" (6.02m x 3.35m)

PVC double glazed window to front elevation, one single, one double panel radiator, coved ceiling, electric convector fire on decorative hearth and back, one double, one single power points. PVC double glazed sliding patio doors to rear elevation.

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Dining Room 16' 10" x 8' 10" (5.13m x 2.69m)

PVC double glazed windows to front and side elevations, single panel radiator, four double power points, built in storage cupboard, meter services, wall mounted gas central heating boiler.



Kitchen 11' 10" x 8' 10" (3.60m x 2.69m)

Having a range of base and wall units comprising: Single drainer stainless steel sink, high neck mixer tap over, splash back tiling, four ring induction hob, filter hood above, electric oven below, integrated microwave, plumbing and drainage for automatic washing machine, breakfast bar, double panel radiator, four double power points, PVC double glazed window to rear elevation,

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Bedroom One Rear 12' 6" x 9' 11" (3.81m x 3.02m)

PVC double glazed window to rear elevation, single panel radiator, wood effect laminate flooring, double power point.



Bedroom Two Side 11' 1" x 9' 4" (3.38m x 2.84m)

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

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Bedroom Three Rear 9' 10"max x 7' 1" (2.99m x 2.16m)

PVC double glazed window to rear elevation, single panel radiator, one double, one single power points. Built in storage cupboard.



Bathroom

Having a white suite comprising: Low level WC, wash hand basin, waterfall style mixer tap over, panel bath, glass shower screen, mixer shower attachment tap, waterfall style head, fully tiled walls, PVC double glazed window to front, chrome effect heated towel rail.

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Externally

The property is fronted by a low maintenance frontage with extensively paved drive and provides off road parking. To the rear there is a very reasonable garden with paved patio and lawned garden, low maintenance borders.



Useful Information About This Property:

- HIGHLY DESIRABLE AREA
- WELL PROPORTIONED THROUGHOUT
- GREAT SIZED REAR GARDEN
- GARAGE CONVERSION
- NOT OVERLOOKED TO REAR
- CLOSE TO HIGHLY REGARDED SCHOOLING
- AMPLE OFF ROAD PARKING
- 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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