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27 Orwell Road
Sandymoor, Runcorn
WA7 1JB
3 Bed Semi Detached House

£250,000

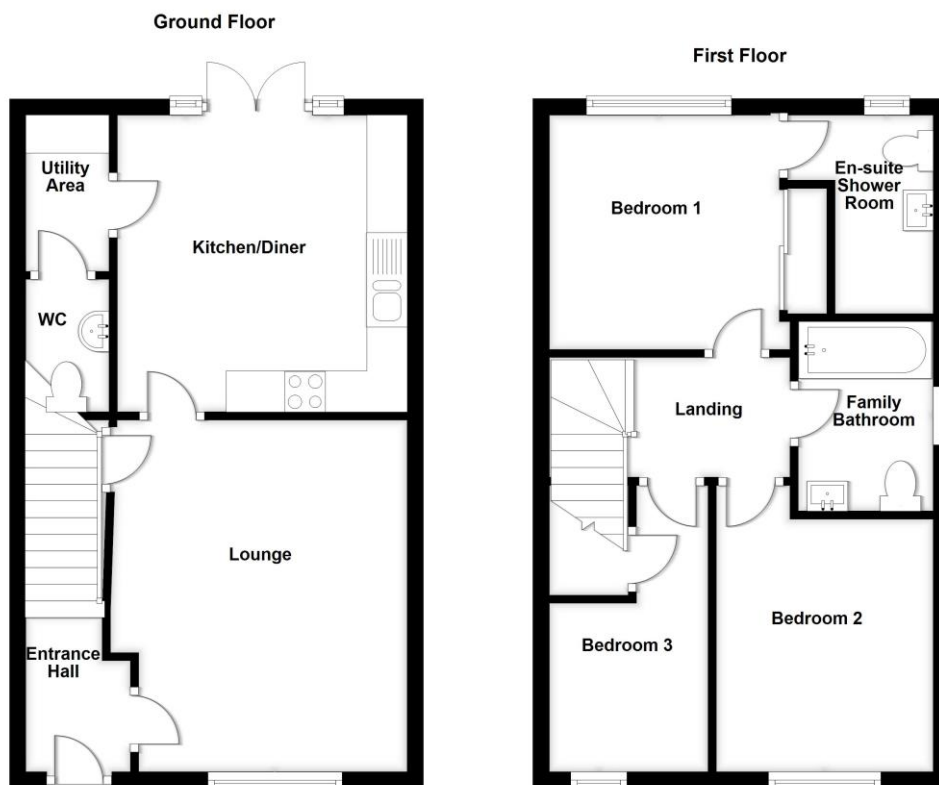
Viewing Advised

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27 Orwell Road, Runcorn, Cheshire, WA7 1JB

STUNNING NEARLY NEW HOME - UTILITY - EN SUITE Bests Estate Agents are pleased to bring this three bedroom semi detached property to the market. This quality nearly new home offers practical living accommodation and is finished to high standards throughout. Forming part of the very popular Beamish place development by 5 star builder Bloor Homes. The 'Byron' features a practical modern layout, beautifully finished kitchen dining room with utility and ground floor WC off and has French doors that flow into the stunning landscaped low maintenance garden. At first floor level viewers will find a master bedroom which has fitted wardrobes and a en-suite shower room, two further bedrooms and a family bathroom which has a contemporary finish. Being located on the perimeter of Runcorn, the Sandymoor area has excellent walks and amenities including schooling for all ages and excellent transport links with the M56 motorway, Runcorn & Runcorn East Railway Stations, and the Mersey Gateway close by. This stunning property should be viewed to be fully appreciated and we are sure it will impress upon any inspection. EPC:B(84)



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. 02/04/2024 12:27:49 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- composite double glazed front door opens to entrance hallway, double power point, double panel radiator, amtico wood effect flooring.

Lounge 14' 4" x 12' 0" (4.37m x 3.65m)

PVC double glazed window to front elevation, two wall mounted radiators, amtico wood effect flooring, five double power points, built in under stairs storage cupboard, wood cladding to feature wall.

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Kitchen/Dining Room 12' 1" x 11' 10" (3.68m x 3.60m)

Having a range of high gloss fitted base and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, four ring electric hob with filter hood above, integrated fridge, freezer and dishwasher, highline electric oven, attractive splash back tiling, three double power points, Amtico wood effect flooring, double panel radiator, PVC double glazed French doors to rear elevation, fitted extractor fan, fitted mini ceiling downlights.



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Utility Area

Plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler, one double power point, Amtico wood effect flooring.

Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over, splash back tiling, chrome effect heated towel rail, fitted extractor fan, Amtico wood effect flooring.



First Floor Landing

Stairs from hall to first floor landing, access to loft, one double power point.

Bedroom One Rear 9' 6" x 9' 1" (2.89m x 2.77m)

PVC double glazed window to rear elevation, single panel radiator, three double power points, built in wardrobes with mirror fronted sliding doors, three quarter cladding to main feature wall. **En suite Shower Room:** Low level WC, wash hand basin with mixer tap over, fully tiled over sized walk in shower enclosure with mixer shower attachment, chrome effect heated towel rail, fitted mini ceiling down lighters, fitted extractor fan, PVC double glazed window to rear elevation.



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Bedroom Two Front 11' 8 maximum" x 8' 9" (3.55m x 2.66m)

PVC double glazed window to front elevation, single panel radiator, four double power points.



Bedroom Three Front 11' 9 maximum' x 6' 6" (3.58m x 1.98m)

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

Bathroom

Having a white three piece suite comprising low level WC, wash hand basin with mixer tap over, panel bath with mixer tap and shower attachment over, fitted shaver point, fitted wall mirror, PVC double glazed window to side elevation, mini ceiling down lighters, fitted extractor fan, heated towel rail.



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Externally

Property occupies a Cul de sac position being fronted by a tarmac driveway providing off road parking whilst to the rear there is a reasonable sized garden themed for low maintenance having paved patio area, artificial lawn, included in the sale is a timber shed.



Useful Information About This Property:

- BEAUTIFUL HOME
- EN SUITE AND UTILITY
- POPULAR SANDYMOOR AREA
- BEAUTIFULLY PRESENTED
- CLOSE TO WELL REGARDED SCHOOLING
- EXCELLENT FIRST HOME
- LOW MAINTENANCE REAR GARDEN
- 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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