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26 Penrhyn Crescent
Higher Runcorn
WA7 4XJ
3 Bed Detached Bungalow

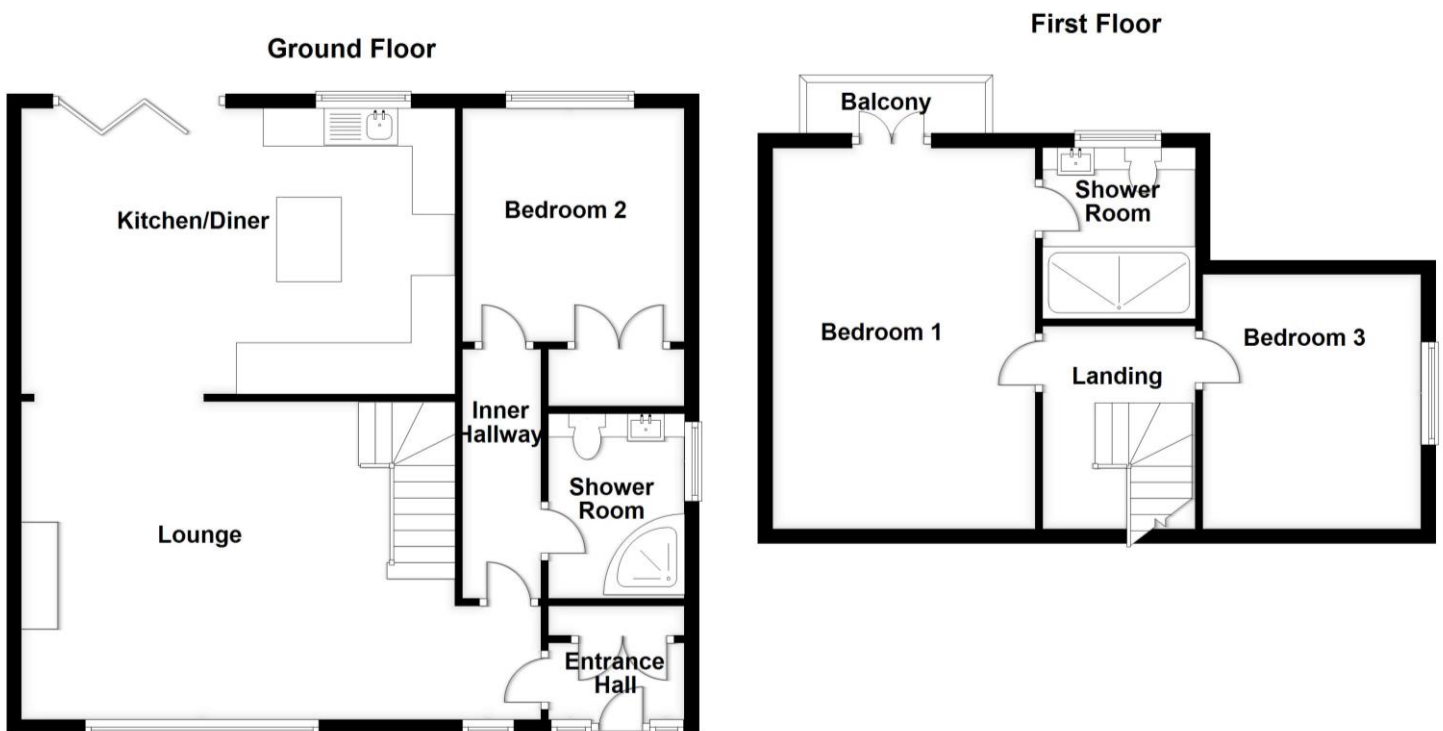
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26 Penrhyn Crescent, Runcorn, Cheshire, WA7 4XJ

EXCEPTIONAL AND UNIQUE BUNGALOW -HIGHER RUNCORN LOCATION - REFURBISHED AND IMPROVED* Nestled at the top of Penrhyn crescent stands this three bedroom detached dwelling which has undergone a host of improvements and renovations in recent year's which has created a modern, quality home with a highly social open plan feel, making it perfect for those buyers who like to entertain. The current owners have implemented a dormer loft conversion which has created a two further bedrooms, the master of whilst is a generous size having en suite shower room and a small balcony off. Having been completely re plastered along with replacement glazing, electrical system and heating system to name a few of the many works recently completed. Upon entering the property viewers will find an entrance vestibule with storage, leading to the impressive size lounge which flows into a bright kitchen dining area, a centre island and bi fold doors to the rear give this outstanding entertaining space a brilliant feel, a double bedroom and shower room are also found at ground floor level whilst the first floor has that impressive master bedroom and a further bedroom. Externally, a tarmac driveway provides parking and access to an oversized garage. The rear of this stunning property is really where its appeal is maximised for those buyers who like to entertain, the current owners have constructed a large covered entertaining space which has a seating area, central bar area and games area which currently has a pool table. The main garden has a mixture of laid lawn garden along with wood decked and paved patio areas. In summary, this bungalow offers a combination of modern living spaces and versatile outdoor entertainment areas, making it a highly desirable property in the Higher Runcorn area.



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. 09/04/2024 12:38:16 The content of these sales details are the copyright of Bests Estate Agents.

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The property comprises in more detail as follows;

Entrance Hallway

Recently installed composite front door opens to hallway, one double power point, coved ceiling, built in storage cupboard housing wall mounted combination gas central heating boiler.

Lounge 19' 6" x 14' 2" (5.94m x 4.31m)

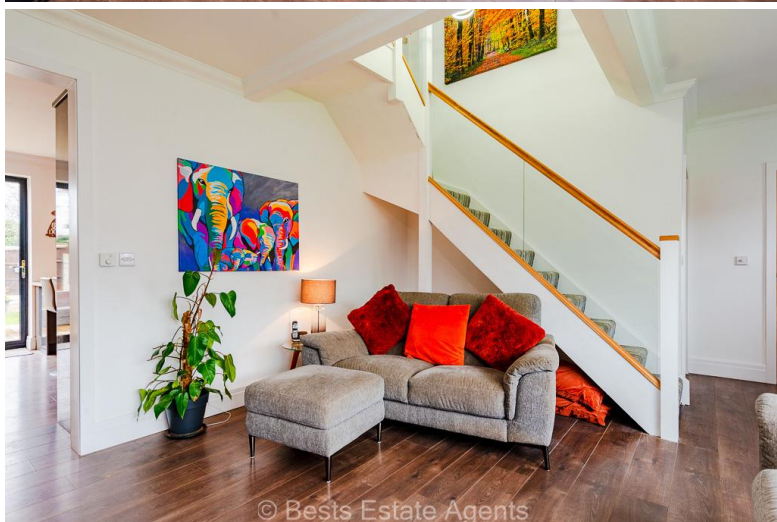
Two PVC double glazed windows to front elevation, double panel radiator, coved ceiling, wood effect laminate flooring, eight double power points two with USB, solid fuel stove standing on decorative hearth and back, telephone point.



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Kitchen/Dining Room 19' 8" x 13' 1" (5.99m x 3.98m)

Having a modern contemporary style finish with high gloss fitted units, single drainer sink with high neck flexible mixer tap over, five double power points one with USB, central island with pop up power bank, fitted extractor fan space for electric range style cooker, coved ceiling, fitted mini ceiling down lighters, plumbing and drainage for dishwasher, wood effect laminate flooring, PVC double glazed window to rear elevation. Dining area has two double power points, tall contemporary style double panel radiator, coved ceiling, wood effect laminate flooring, Bi folding doors opening to rear elevation, ceiling mounted blue tooth speakers.

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Inner Hallway

Double panel radiator, coved ceiling.

Bedroom Two 10' 5" x 9' 10" (3.17m x 2.99m)

PVC double glazed window to rear elevation, coved ceiling, double panel radiator, four double power points two with USB, built in wardrobes with hanging rails and shelves.

Ground Floor Shower Room

Having a quality finish with low level WC, wash hand basin with waterfall style mixer tap over, vanity storage, double panel radiator, PVC double glazed window to side elevation, over sized corner shower enclosure with mixer shower attachment, water fall style shower head and additional shower wand, fitted extractor fan, mini fitted ceiling down lighters, tile effect vinyl flooring.

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First Floor Landing

Stairs from hall to first floor landing, via staircase from the lounge with oak handrails and glass balustrade.



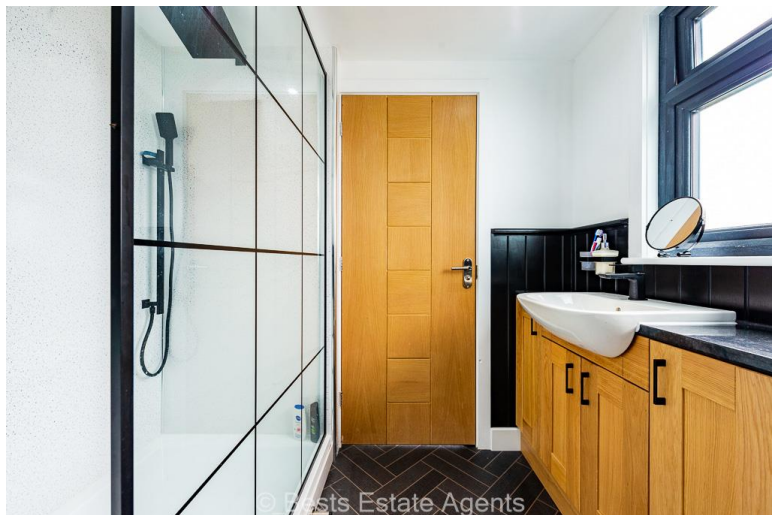
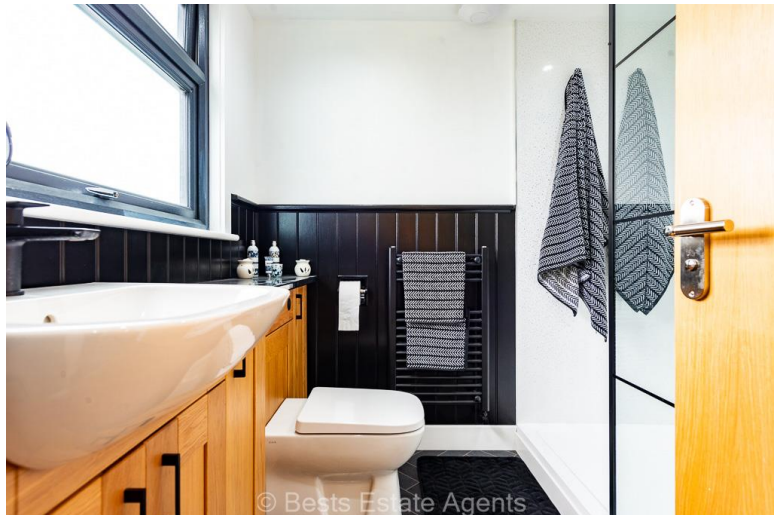
Bedroom One 17' 0" x 11' 10" (5.18m x 3.60m)

Fitted mini ceiling down lighters, tall contemporary style double panel radiator, four double power points, fitted wall lights, extensive built in bedroom furniture, PVC double glazed French doors open to an attractive small balcony area with views across towards the Mersey Gateway having glass Balustrade.

En suite Shower Room

Low level WC, wash hand basin with mixer tap over, vanity storage, large walk in shower enclosure with waterfall style shower head and additional shower wand, fitted mini ceiling downlighters, half cladding to walls, heated towel, PVC double glazed window to rear elevation, fitted extractor fan.





Bedroom Three 9' 8" x 11' 3 into fitted wardrobes" (2.94m x 3.43m)

Extensive fitted wardrobes with hanging rails, Eaves storage, double panel radiator, PVC double glazed window to side elevation, fitted mini ceiling down lighters, three double power points.



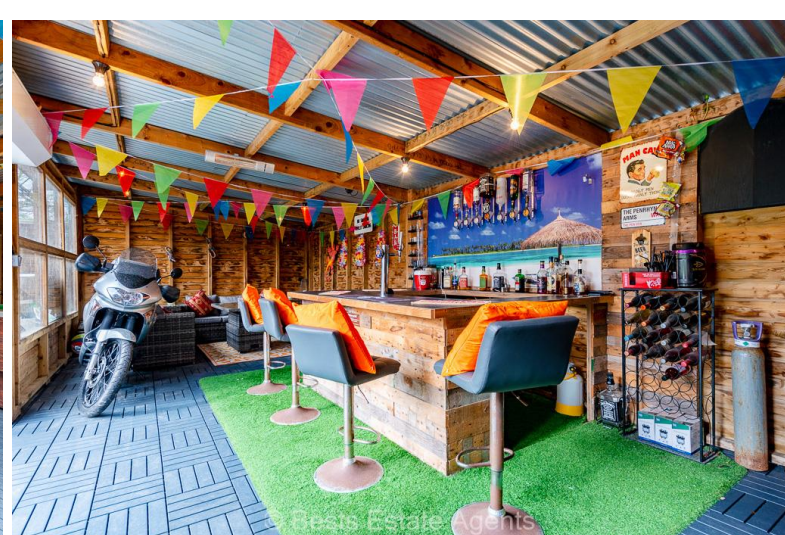
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Externally

Property forms part of a small Cul de sac at the top of Penrhyn Crescent being fronted by a Tarmac driveway and low maintenance garden, driveway leads to a oversized garage with roller shutter door, separate rear access, power and light. Whilst, to the rear of the property there is a very reasonably sized fully enclosed garden with paved and wood decked patio areas, an impressive covered entertaining space with bar area which currently has a pool table, seating and bar. A large timber shed has power and drainage and is currently arranged as a utility area and also has a useful WC.



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Useful Information About This Property:

- REFURBISHED FAMILY HOME
- MODERN INTERIORS
- HIGHER RUNCORN LOCATION
- SOLAR PANELS
- SUPERB FOR ENTERTAINING
- BALCONY TO MASTER BEDROOM
- MOVE IN READY
- COUNCIL TAX BAND: D

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