

BP5344



3 Pickmere Drive
Sutton Park, Runcorn
WA7 6HA
3 Bed Detached House

£180,000

Viewing Advised

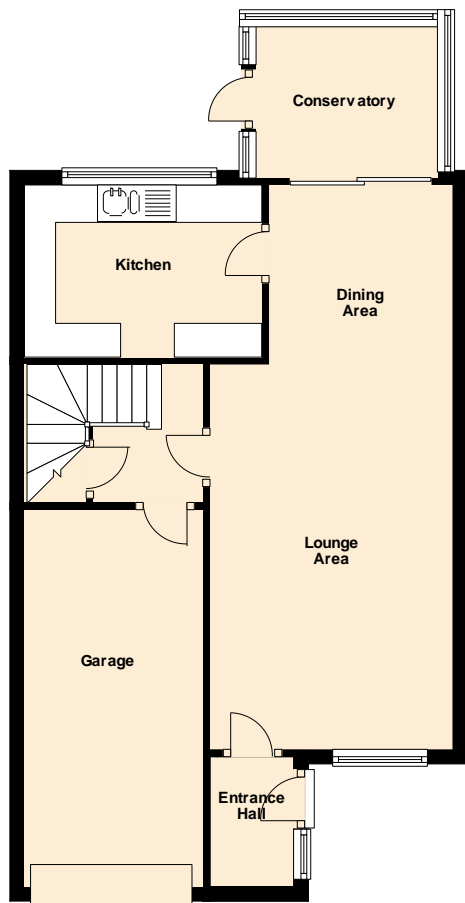
Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk



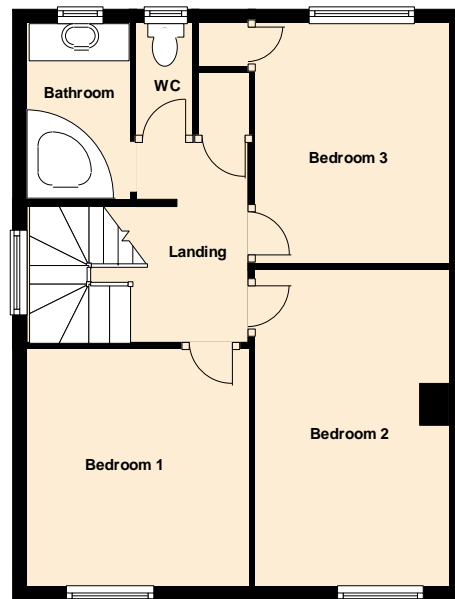
3 Pickmere Drive, Sutton Park, Runcorn, Cheshire, WA7 6HA

DETACHED FAMILY HOME WITH EXCELLENT SIZED BEDROOMS - POPULAR AREA - CONSERVATORY TO REAR This THREE bedroom DETACHED home is located within a popular and convenient area having ample amenities and schooling for all ages close by. Offering excellent sized bedrooms thanks to the integral garage design makes is a perfect home for those with growing families. Consisting of entrance hall, open plan lounge dining room with dual aspect, conservatory, kitchen and inner hallway with direct access to a useful garage to the ground floor whilst at first floor level three DOUBLE BEDROOMS and a family bathroom with separate WC can be found. Off road parking is provided by a block paved driveway to the front whilst the enclosed rear garden enjoys a fairly private aspect. EPC: C (75)

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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 30/01/2024 16:14:26 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Double glazed front door opens to entrance hall, coved ceiling.

Lounge Area 17' 3" x 10' 10" (5.25m x 3.30m)

PVC double glazed window to front elevation, living flame coal effect gas fire standing on decorative hearth and back, one double and three single power points, double panel radiator, coved ceiling.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



© Bests Estate Agents

Dining Area 8' 1" x 8' 0" (2.46m x 2.44m)

Single panel radiator, one double and one single power point, double glazed sliding patio doors open to conservatory.



© Bests Estate Agents

Conservatory 8' 2" x 7' 1" (2.49m x 2.16m)

PVC double glazed units with entrance door to side elevation, two double power points.



© Bests Estate Agents



© Bests Estate Agents

Kitchen 10' 7" x 7' 7" (3.22m x 2.31m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with mixer tap over, gas cooker point, wall mounted combination gas central heating boiler, PVC double glazed window to rear elevation, one double and three single power points, plumbing and drainage for automatic washing machine, coved ceiling.

Internal Hallway

Built in under stairs storage cupboard, single power point, double panel radiator, access to integral garage.



© Bests Estate Agents

First Floor Landing

PVC double glazed window to side elevation, one single power point, built in storage cupboard, access to loft.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.

Bedroom One Front 10' 9" x 10' 2" (3.27m x 3.10m)

PVC double glazed window to front elevation, three single power points, single panel radiator, coved ceiling.

Bedroom Two Front 14' 1" x 8' 9" (4.29m x 2.66m)

PVC double glazed window to front elevation, single panel radiator, three single power points, coved ceiling.



Bedroom Three Rear 11' 0" x 8' 9" (3.35m x 2.66m)

PVC double glazed window to rear elevation, single panel radiator, three single power points, coved ceiling, built in storage cupboard.

Bathroom

Having a corner bath with electric shower over, wash hand basin with vanity storage beneath, splash back tiling, PVC double glazed window to rear elevation, single panel radiator.

Separate Toilet

Low level WC, PVC double glazed window to rear elevation, coved ceiling.



Externally

Property is fronted by a block paved driveway providing off road parking which leads to an integral single garage with metal up and over door whilst to the rear there is an enclosed reasonable sized garden with laid lawn and paved patio area which enjoys a fairly private aspect.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.



Useful Information About This Property:

- THREE DOUBLE BEDROOMS
- CONSERVATORY TO REAR
- INTEGRAL GARAGE
- POPULAR AREA
- SCHOOLING & AMENITIES CLOSE BY
- COMBINATION GAS CENTRAL HEATING
- OFF ROAD PARKING
- 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.

Thinking Of Selling Your Property? No Sale No Fee – Call Now.