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23 Hinton Road
Runcorn
WA7 5PN
3 Bed Semi Detached House

£215,000

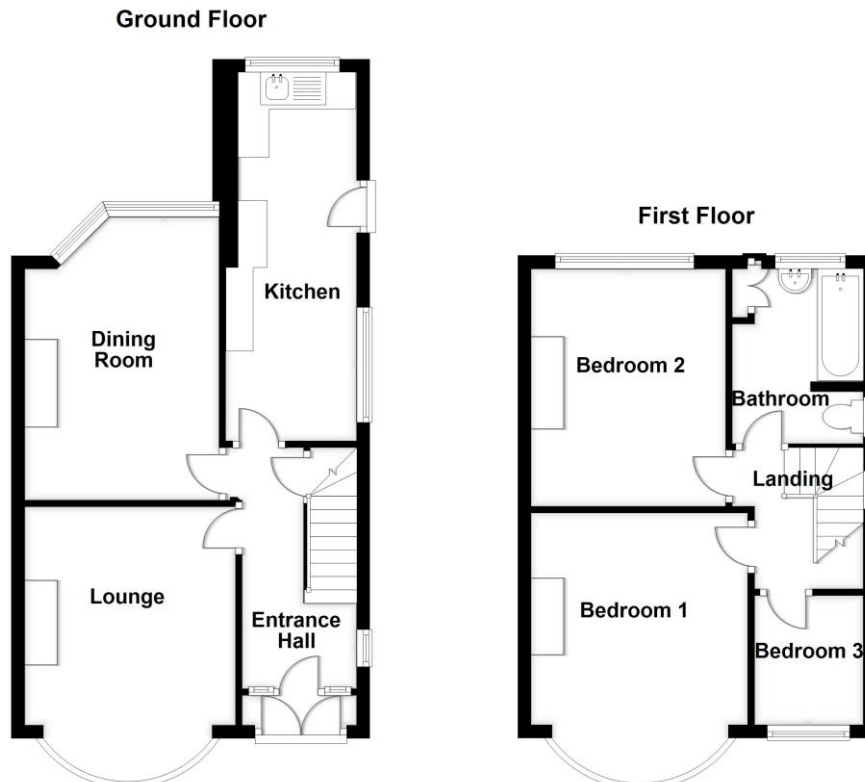
Viewing Advised

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23 Hinton Road, Runcorn, Cheshire, WA7 5PN

MATURE THREE BED SEMI IN POPULAR AND ESTABLISHED AREA This mature bay fronted three bedroom semi detached home stands in a commanding position along Hinton Road and is perfectly placed for buyers with growing families having well regarded primary and secondary schooling minutes away. The current owners have created a welcoming home which retains its period feel throughout. Accessed via the original front door is a welcoming hallway with all main rooms off including lounge with bay window, dining room and updated kitchen. At first floor level three bedrooms and a updated family bathroom can be found. Externally, a driveway and mature garden front the property whilst the rear garden has paved patio, laid lawn and garden sheds. A property with ample character located within a popular and established area. EPC: C(70)



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. 16/04/2024 16:57:53 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Double glazed panel doors open to entrance vestibule, original front door with stained glass opens to entrance hallway, wood effect laminate flooring, double panel radiator, PVC double glazed window to side elevation, one double power point, fitted picture rail, built in under stairs storage cupboard.



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Lounge 13' 0 into bay window" x 10' 7" (3.96m x 3.22m)

PVC double glazed bay window to front elevation, single panel radiator, wood effect laminate flooring, fitted picture rail, recently installed solid fuel stove standing on decorative hearth, two double power points.



Dining Room 14' 2" x 9' 9" (4.31m x 2.97m)

PVC double glazed window to rear elevation, double panel radiator, fitted picture rail, wood effect laminate flooring, two double and one single power points.



Kitchen 8' 6" x 6' 3" (2.59m x 1.90m)

Having recently installed modern fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, electric cooker point, tiled floor, integrated microwave, double panel radiator, PVC double glazed windows to side and rear elevations plus PVC double glazed entrance door to side elevation, fitted extractor fan, two double and one single power points.



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First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, one double power point, fitted picture rail.

Bedroom One Front 13' 10 into bay window" x 10' 7" (4.21m x 3.22m)

PVC double glazed bay window to front elevation, single panel radiator, fitted picture rail, built in storage cupboard, access to loft with pull down ladder which is partially boarded, two double and one single power points.



Bedroom Two Rear 11' 7" x 9' 9" (3.53m x 2.97m)

PVC double glazed window to rear elevation, single panel radiator, fitted picture rail, wall mounted combination gas central heating boiler, three single power points.



Bedroom Three Front 6' 10" x 5' 6" (2.08m x 1.68m)

PVC double glazed window to front elevation, single panel radiator, one single power point.

Bathroom

A recently updated room having a white suite comprising low level WC, pedestal wash hand basin, panel bath with mixer tap and mixer shower over, fitted extractor fan, attractive splash back tiling, wood effect laminate flooring, large chrome effect heated

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towel rail, PVC double glazed windows to rear and side elevations, built in storage cupboard, half panelling to walls.



Externally

Property occupies a commanding corner position being fronted by a lawn garden with mature borders, a driveway provides off road parking whilst to the rear there is a fully enclosed reasonable sized garden with paved patio, laid lawn garden with mature borders, there is a small garden pond and included in the sale are two timber sheds.



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Useful Information About This Property:

- MATURE BAY FRONTED HOME
- CLOSE TO SCHOOLING FOR ALL AGES
- UPDATED KITCHEN AND BATHROOM
- ORIGINAL FEATURES
- LOG BURNER
- IDEAL FAMILY HOME
- FREEHOLD
- Council Tax Band: B

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