

bp5297



33 Holloway  
Higher Runcorn  
WA7 4TQ  
Refurbished 3 Bed Terraced  
House

£220,000

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

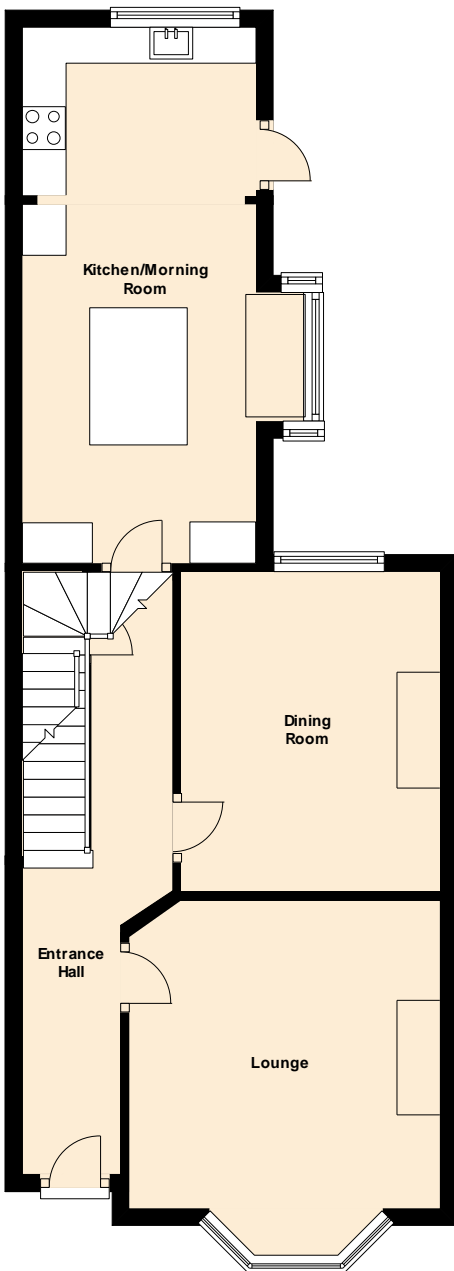
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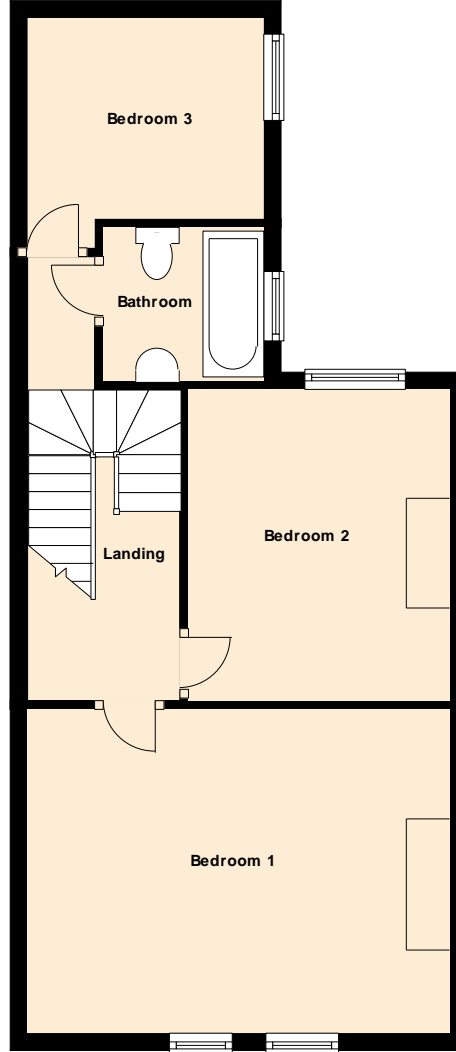
### 33 Holloway, Runcorn, Cheshire, WA7 4TQ

**\*STUNNING REFURBISHED PERIOD PROPERTY WITH MODERN TWIST - HIGHER RUNCORN LOCATION\*** This traditional mid terrace property is brought to the market after a lengthy scheme of improvements in recent years, the current owners have created a quality home which retains its charm and character yet has a modern contemporary finish throughout. Standing in a enviable raised position at the top of Holloway, a desirable area which has Runcorn Hill, Heath Park and Runcorn Railway Station all within minutes by foot. Upon entering the property viewers will find accommodation which briefly consists of a welcoming entrance hall, lounge with bay window to front, dining room and impressive modern updated kitchen morning room with integrated appliances which is flooded with light having a large bay window with window seat. At first floor level three bedrooms and a recently installed modern bathroom can be found, there is also a useful cellar. A lawn garden fronts the property whilst to the rear a reasonable yeard with artificial grass can be found. A property which must be seen to be fully appreciated. EPC:TBC

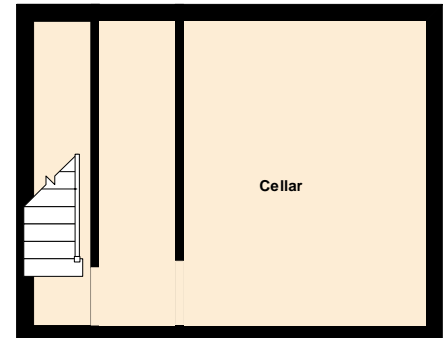
Ground Floor



First Floor



Basement



**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

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## The property comprises in more detail as follows;

### Entrance

Composite front door opens to hallway, wood effect laminate flooring, original coved ceiling, tall contemporary style double panel radiator, two double power points, access to useful cellar.

### Lounge 13' 10" into bay window x 11' 11" (4.21m x 3.63m)

Original ornate period style fireplace, PVC double glazed bay window to front elevation, contemporary style radiator, picture rail, original coved ceiling, wood effect laminate flooring, built in alcove cabinetry and shelving, two double, one single power points.



### Dining Room 11' 10" x 9' 11" (3.60m x 3.02m)

PVC double glazed window to rear, wood effect laminate flooring, four double power points, contemporary style radiator, picture rail.

### Kitchen/Breakfast Room 20' 10" x 9' 0" (6.35m x 2.74m)

Having an recently installed contemporary style range of base and wall units comprising; Belfast style sink, high neck mixer tap over, four burner gas hob, electric highline double oven, integrated washing machine, dishwasher, fridge and freezer. PVC double glazed bay



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window to side elevation with built in window seat, contemporary style double panel radiator, PVC double glazed window to rear and entrance door to side elevations, mini ceiling downlighters, four double power points, wood effect laminate flooring.



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### First Floor Landing

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

### Bedroom One front 16' 1" x 11' 10" (4.90m x 3.60m)

Two PVC double glazed windows to front, contemporary style radiator, four double power points, fitted wall lights, picture rail, wood panelling to one wall.



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**Bedroom Two rear 12' 0" x 10' 1" (3.65m x 3.07m)**

PVC double glazed window to rear, period style ornate fireplace, contemporary style radiator, built in storage cupboard housing recently installed wall mounted combi gas central heating boiler, two double power points, picture rail.

**Bedroom Three rear 9' 1" x 8' 9"max (2.77m x 2.66m)**

PVC double glazed window to side elevation, contemporary style radiator, two double power points.



**Bathroom**

Recently updated room with white suite comprising; Low level WC, pedestal wash hand basin, mixer tap over, panel bath, fitted glass shower screen, mixer shower attachment with waterfall style shower head, additional shower wand, attractive half tiled walls, tall period style heated towel rail/radiator. PVC double glazed window to side.



**Externally**

The property occupies a raised position at the top of Holloway overlooking the Old Cottage Hospital. To the rear there is a fully enclosed good sized yard with artificial grass and patio area, separate rear access.

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#### **Useful Information About This Property:**

- REFURBISHED TERRACE HOME
- HIGHER RUNCORN LOCATION
- CLOSE TO RUNCORN RAILWAY STATION
- CONTEMPORARY FINISH
- BEAUTIFUL KITCHEN
- GREAT SIZE MAIN BEDROOM
- MUST SEE PROPERTY
- COUNCIL TAX BAND: B

#### **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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