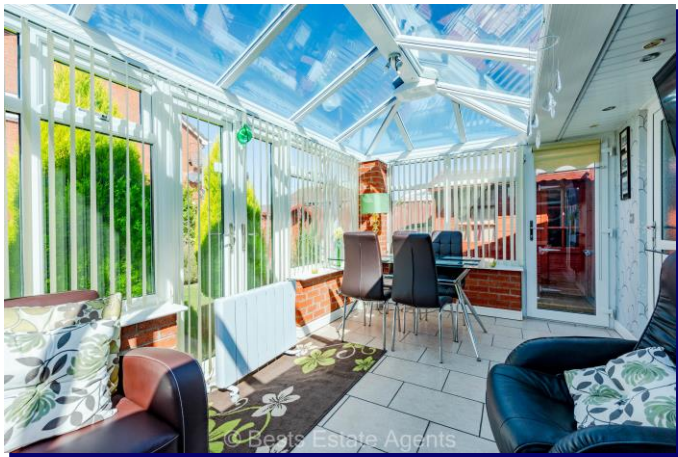


bp5333



78 Pickmere Drive
Runcorn
WA7 6HB
2 Bed Semi Detached Bungalow
with Conservatory

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

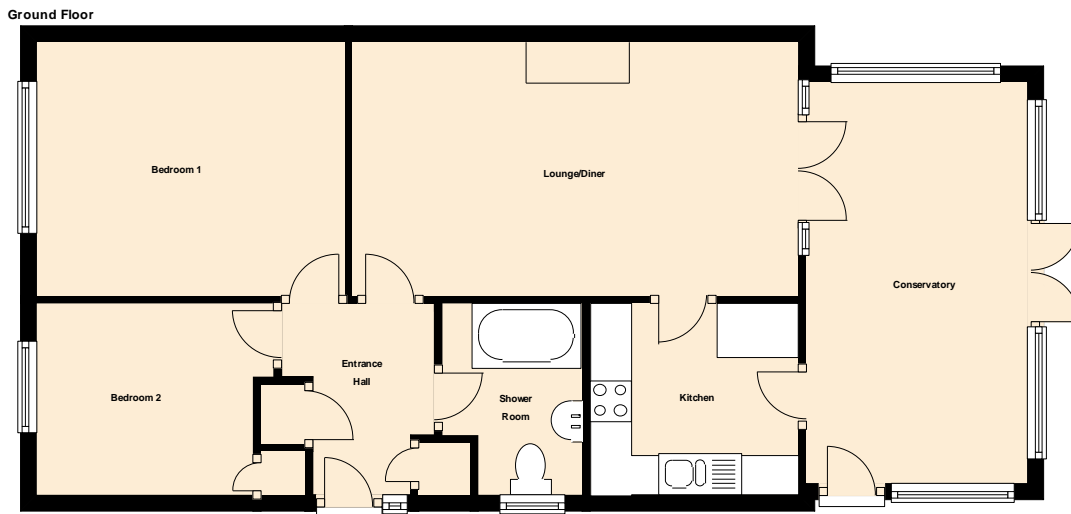
www.bests.co.uk

£180,000



78 Pickmere Drive, Brookvale, Runcorn, Cheshire, WA7 6HB

NO ONWARD CHAIN - GREAT CONSERVATORY TO REAR - POPULAR AREA A well presented two bedroom semi detached home located within the convenient and ever popular Sutton Park area of Runcorn. This well loved property is ideal for those who are looking for manageable accommodation arranged over one level which has been loved and offers a little more than your standard semi detached bungalow, having a full width conservatory with glass roof to the rear allowing additional living accommodation which takes advantage of the pleasant westerly facing rear aspect. Standing in a cul de sac position with amenities including supermarket, coffee shop, veterinary surgery and family pub all minutes away by foot. The accommodation briefly consists of a welcoming hallway with storage, two bedrooms, shower room, lounge dining room, kitchen and good sized conservatory to the rear. Off road parking is provided by a block paved driveway, a garden with artificial lawn fronts the property whilst the enclosed rear garden is themed for ease of maintenance having paved patio areas and artificial lawn. There is also a useful 'Summer House' which could have multiple uses having power and light. EPC:TBC



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. 17/10/2023 11:54:56 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

PVC double glazed front door opens to entrance hall, wood effect laminate flooring, double panel radiator, access to loft, two built in storage cupboards- one of which housing a wall mounted gas central heating boiler.



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Lounge 18' 1" x 10' 0" (5.51m x 3.05m)

Wood effect laminate flooring, coved ceiling, one double and one single panel radiators, electric convector fire standing on decorative surround, four double power points, PVC double glazed French doors open to conservatory.



Conservatory 16' 1" x 8' 11" (4.90m x 2.72m)

Having PVC double glazed units with French doors to rear elevation and entrance door to side elevation, glazed roof, tiled flooring, wall mounted electric heater, fitted downlighters, four double power points.



Kitchen 8' 4" x 7' 7" (2.54m x 2.31m)

Having a range of modern base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, four ring electric hob, electric oven beneath, filter hood above, integrated washing machine and fridge, attractive splash back tiling, PVC double glazed window to side elevation, PVC double glazed entrance door to conservatory, tiled floor, two double and one single power points, fitted mini ceiling down lighters.



Bedroom One Front 12' 4" x 10' 2" (3.76m x 3.10m)

PVC double glazed window to front elevation, single panel radiator, wood effect laminate flooring, fitted dado rail, coved ceiling, one double one single power points.

Bedroom Two Front 9' 5 maximum" x 7' 7" (2.87m x 2.31m)

Wood effect laminate flooring, PVC double glazed window to front elevation, single panel radiator, coved ceiling, fitted dado rail, built in storage cupboard, two double power points.



Shower Room

Low level WC, vanity for wash hand basin with storage beneath, over sized fully tiled walk in shower enclosure with mixer shower attachment, waterfall style shower head, additional shower wand, fitted down lighters, chrome effect heated towel rail, tiled floor, PVC double glazed window to side elevation, fitted shaver point.



Externally

Property is fronted by a low maintenance garden with artificial grass and mature borders, the block paved driveway provides ample off road parking, whilst to the rear the fully enclosed garden themed for ease of maintenance having artificial grass, mature stocked borders, paved patio areas, included in the sale is a timber garden shed and a good sized timber summer house.



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Useful Information About This Property:

- NO CHAIN DELAY
- EXCELLENT CONSERVATORY TO REAR
- SHOWER ROOM
- CUL DE SAC POSITION
- CLOSE TO AMENITIES
- PVC DOUBLE GLAZING THROUGHOUT
- POPULAR SUTTON PARK LOCATION
- 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.