

bp5393



7 Sheridan Way
Runcorn
WA7 1XL

4 Bed Detached House with
Study & Double Garage

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

www.bests.co.uk

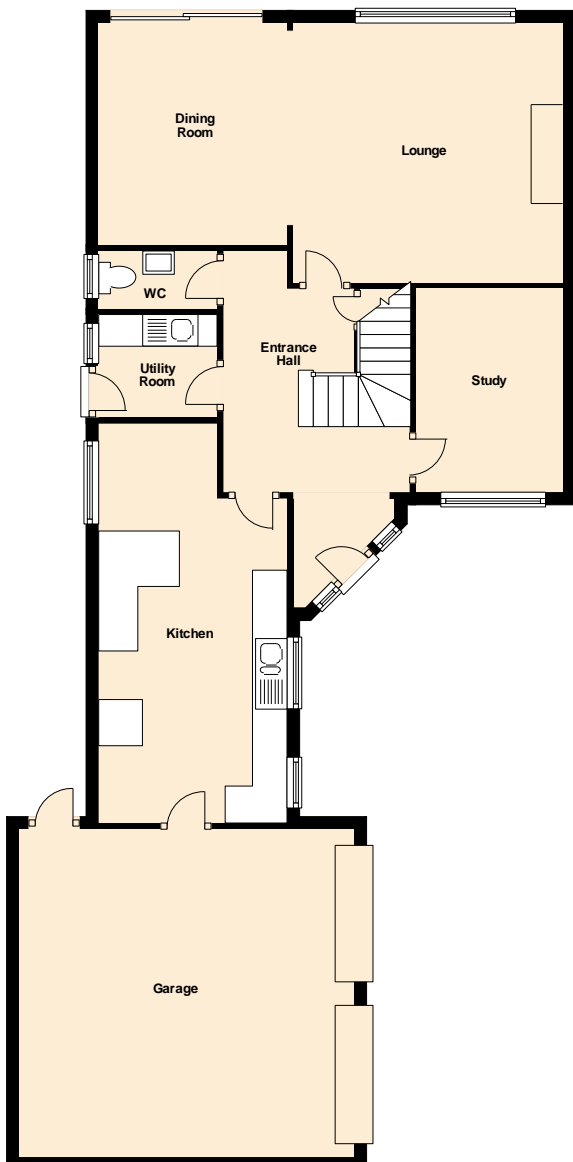
Offers in Excess of
£410,000



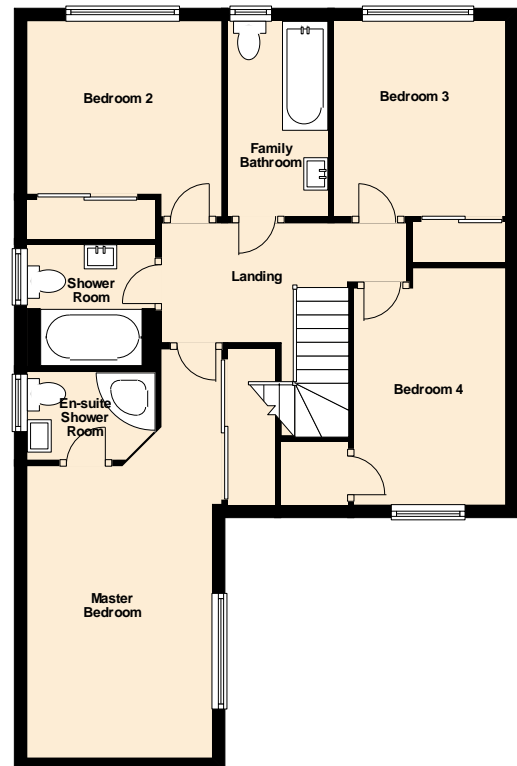
7 Sheridan Way, Runcorn, Cheshire, WA7 1XL

This stunning executive family home offers exceptional living accommodation in an elevated cul-de-sac position. The property is presented to high standards throughout, featuring quality internal fittings. The ground floor includes a useful study, an updated kitchen with stone working surfaces, a utility room, ground floor WC, lounge, and dining room. The impressive master bedroom with an en suite shower room, along with three additional bedrooms, a recently updated family bathroom, and another shower room, complete the first floor. The property boasts an imposing presence, situated in a quiet cul-de-sac off Walsingham Drive. A block-paved driveway leads to the attached double garage, enhancing convenience. The private rear garden is perfect for entertaining, with an extensive paved area that provides access to the raised lawn garden. Sandymoor, where the property is located, is an ideal choice for families, offering scenic walks, family amenities, and proximity to schools. Excellent road and rail connections further contribute to the property's appeal. Overall, this executive family home combines spacious living areas, quality features, and a convenient location for a comfortable and stylish lifestyle. EPC:D(67)

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. 05/02/2024 16:19:00 The content of these sales details are the copyright of Bests Estate Agents.

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

The property comprises in more detail as follows;

Entrance Hallway

Recently installed composite front door opens to welcoming central hallway with all main rooms off, two contemporary style double panel radiators, one double and one single power points, built in under stairs storage cupboard, covered ceiling.



Ground Floor Cloaks

A recently updated room having a contemporary style suite with low level WC, wash hand basin with waterfall style mixer tap over and vanity storage beneath, attractive splash back tiling, single panel radiator, PVC double glazed window to rear elevation, tiled floor.

Utility Room

Having fitted base and wall units, single drainer stainless steel sink, plumbing and drainage for automatic washing machine, Double glazed window and entrance door to rear elevation, tiled floor, one double and one single power points, single panel radiator.



Study 10' 3" x 7' 9" (3.12m x 2.36m)

Double glazed window to front elevation, single panel radiator, covered ceiling, two single power points.



Thinking Of Selling Your Property

© Bests Estate Agents

Lounge 14' 1" x 13' 7" (4.29m x 4.14m)

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

Dining Room 11' 7" x 9' 8" (3.53m x 2.94m)

Double glazed sliding patio doors to rear elevation, single panel radiator, two single power points, coved ceiling.



Kitchen/Breakfast Room 20' 10" x 9' 4" (6.35m x 2.84m)

An impressive updated room having quality fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, plumbing and drainage for dishwasher, space for large American style fridge freezer and gas range cooker, fitted filter hood, attractive splash back tiling, tiled floor, stone working surfaces, six double and one single power points, PVC double glazed windows to front and rear elevations, double panel radiator, fitted plinth heater, access to attached double garage.



Attached Garage

Garage having twin up and over doors, separate rear access, wall mounted combination gas central heating boiler.

First Floor Landing

Stairs from hall to first floor landing, single panel radiator, access to fully boarded loft space with pull down ladder, one single power point.

Bedroom One Front **20' 9 maximum" x 9' 4" (6.32m x 2.84m)**

Double glazed window to front elevation, custom contemporary style radiator, two double and two single power points, built in fitted wardrobes with sliding fronts.



© Bests Estate Agents



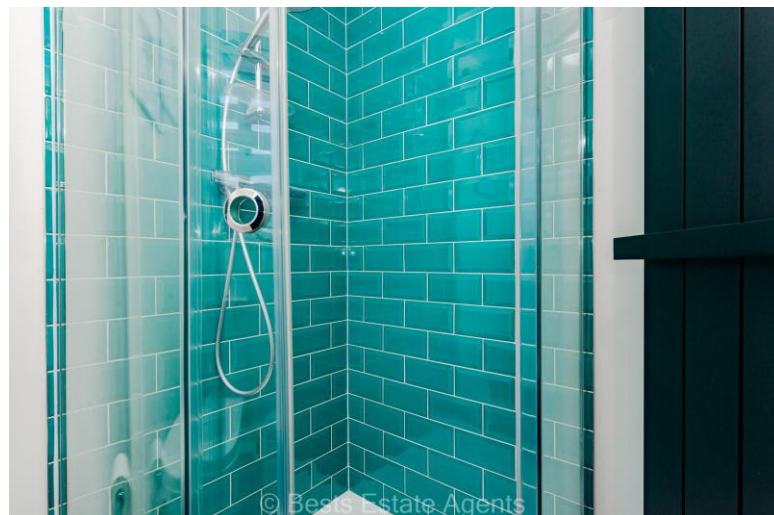
© Bests Estate Agents

En-Suite Shower Room

A recently updated room with a quality finish, having a fully tiled corner walk in shower enclosure with mixer shower attachment, contemporary style single panel radiator, wash hand basin with mixer tap over and vanity storage beneath, LED lit wall mirror, fitted shaver point, low level WC, high gloss tiled floor, PVC double glazed window to side elevation, fitted extractor fan.



© Bests Estate Agents



© Bests Estate Agents

Bedroom Two Rear **9' 9" x 9' 8" (2.97m x 2.94m)**

Double glazed window to rear elevation, single panel radiator, built in wardrobe with sliding fronts, two single power points.

Bedroom Three Rear **9' 9" x 8' 9" (2.97m x 2.66m)**

Double glazed window to rear elevation, single panel radiator, three single power points, built in wardrobes with sliding fronts.

Bedroom Four Front **11' 11 maximum" x 7' 9" (3.63m x 2.36m)**

Two single power points, single panel radiator, double glazed window to front elevation, built in storage cupboard.

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



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents



© Bests Estate Agents

Family Bathroom

A recently updated room with a quality modern finish having low level WC, wash hand basin with mixer tap over and vanity storage beneath, LED lit mirror, fitted shaver point, panel bath with fitted glass shower screen, mixer tap and electric shower over, high gloss tiled floor, contemporary style heated towel rail, double glazed window to side elevation, fitted extractor fan.

Shower Room

Recently updated with a quality finish having low level WC, wash hand basin with vanity storage beneath and mixer tap over, LED lit vanity wall cabinet, attractive splash back tiling, oversized fully tiled walk in shower enclosure with digital mixer shower with waterfall style shower head and additional shower wand, fitted mini ceiling down lighters, contemporary style radiator, double glazed window to rear elevation.



© Bests Estate Agents



© Bests Estate Agents

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

Externally

Property stands in a commanding elevated corner Cul-de-sac position being fronted by a block paved driveway leading to the attached double garage. Whilst, to the rear there is a very reasonable sized garden with extensive paved patio and raised laid lawn area, patio area wraps around to the rear of the property which would make ideal storage space, all of which enjoys a pleasant private access not being directly overlooked.



Useful Information About This Property:

- SOLAR PANELS
- CUL DE SAC POSITION
- UPDATED BATHROOMS THROUGHOUT
- QUALITY FAMILY HOME
- LARGE DOUBLE GARAGE
- NOT OVERLOOKED TO REAR
- GROUND FLOOR STUDY
- COUNCIL TAX BAND: E

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.