



Four Bedroom Detached

Large Corner Plot



Garage & Off Road Parking

Cul-De-Sac Location



Viewing Advised

No Onward Chain

11 Fraser Close
Runcorn, WA7 2SY

£210,000

****FOUR BEDROOM DETACHED FAMILY HOME. BOASTING A GENEROUS CORNER PLOT. NO CHAIN DELAY. EARLY VIEWING ADVISED. FULL BROCHURE TO FOLLOW**** Adams Estate Agents are pleased to offer to the market, this four bedroom detached family home, sitting in a very generous size plot which is not overlooked and enjoying a private well established large rear Asian themed garden. The property forms part of a pleasant cul-de-sac and has fantastic scope, with pleasing proportions throughout, in addition to the bonus of no onward chain. In brief accommodation comprises; entrance hall, lounge, open plan kitchen/dining room with two sets of French doors

Ground Floor 15' 1" x 10' 6" (4.6m x 3.2m)

Lounge 15' 1" x 10' 6" (4.6m x 3.2m)

Television point. Central heating radiator. Window to front elevation.



Kitchen/Dining Area 19' 2" x 10' 0" (5.83m x 3.06m)

Fitted with a range of high gloss wall and base units. Inset stainless steel sink and drainer. Double eye level oven. Integrated Fridge Freezer. Central heating radiator. Two sets of French Doors to rear. Karndean flooring.



Utility Room

Fitted with base units. Inset stainless steel sink with drainer. Wall mounted boiler. Door to rear.

WC

Low level WC. Pedestal wash hand basin. Central heating radiator.

First Floor



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Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS
VAT Registration No. 582 2476 27. Registered in England No. 05232172

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Master Bedroom 11' 2" x 9' 10" (3.4m x 2.99m)
Central heating radiator. Window to rear elevation. Access to en-suite shower room facility.



En-suite

Walk in shower cubicle. Pedestal wash hand basin. Low level WC. Central heating radiator. Window to side.



Bedroom Two 13' 10" x 8' 2" (4.22m x 2.50m)
Central heating radiator. Window to front elevation.

Bedroom Three 12' 6" x 9' 3" (3.81m x 2.82m)
Central heating radiator. Window to front elevation.



Bedroom Four 10' 4" x 9' 4" (3.16m x 2.85m)
Bespoke freestanding clothing units and rails. Central heating radiator. Window to rear elevation.



Bathroom 7' 3" x 6' 7" (2.22m x 2m)
Fitted with a three piece suite comprising; paneled bath. Mounted wash hand basin on feature base made of sleepers. Low level WC. Central heating radiator. Partially tiled walls. Window to rear elevation.



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Landing

Loft access. Storage cupboard. Window to front elevation.

Externally

The property occupies a pleasant corner position at the head of a quiet cul-de-sac. To the front of the property there is a hard landscaped garden with drive away providing off road parking and access to the garage. Whilst, to the rear a very tranquil Asian themed garden split in to several sections including; sunken seating area, with fire pit, Thai shack, with bed and small living area, well stocked patio area, with pergola and further seating. In addition to a hidden laid to lawn section. All of which is private and not over looked.



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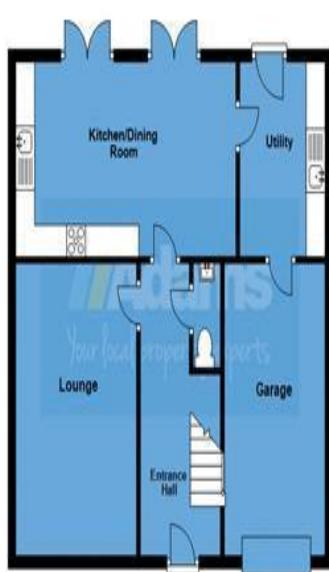
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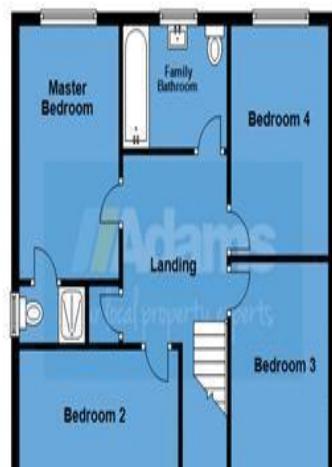
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Ground Floor



First Floor



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