



Four Bedroom
Executive Detached



Spacious Throughout
Cul-De-Sac Location



Sought After Area
Viewing Advised

15 Millwood
Runcorn, WA7 6UN

Offers in the Region Of
£400,000

****EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME. HIGHLY REGARDED AREA. INTERNAL INSPECTION ADVISED.**** An impressive executive four-bedroom detached property providing spacious, well appointed family accommodation in a head of cul-de-sac position. The Redrow built 'Rayleigh' is one of the largest homes in the area and has many attractive features to offer, including three separate reception rooms, conservatory, an attractive fitted kitchen / breakfast room with separate utility room, ground floor w.c, four double bedrooms and a large ensuite to the master bedroom. Externally there is a double garage with driveway and landscaped gardens over-looking woodland to the rear. Viewing essential to fully appreciate this properties many qualities.

Ground Floor

Entrance Hallway 10' 1" x 11' 7" (3.07m x 3.53m)

Storage cupboard. Staircase to the first floor. Central heating radiator. Integral access to garage.

Lounge

19' 8" x 11' 11" (5.99m x 3.63m) Feature fireplace fitted with a dual fuel log burner. Two central heating radiators. UPVC double glazed window to side and French doors to the conservatory.



Dining Room/Study

12' x 11' 8" (3.66m x 3.56m) Central heating radiator. UPVC double glazed bay window.

Kitchen/Breakfast Room

14' 8" x 10' 10" (4.47m x 3.30m) Furnished with a comprehensive range of base and wall units. Solid wood work tops with inset belfast sink with mixer tap. Integrated dishwasher and microwave. Central heating radiator. UPVC double glazed window.



www.adamsea.co.uk

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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Utility room

5' 8" x 4' 10" (1.73m x 1.47m) Base units. Sink and drainer with mixer tap. Plumbing and space for washing machine and tumble dryer. Central heating boiler. Door to side.

Sitting Room

10' 10" x 8' 5" (3.30m x 2.57m) Central heating radiator. UPVC double glazed French doors to conservatory.



Conservatory

19' 11" x 9' (6.07m x 2.74m) UPVC double glazed conservatory with tiled flooring, under floor heating and French doors leading to the rear garden.



WC 4' 8" x 5' 1" (1.42m x 1.55m)

Fitted with a 2-piece 'white' suite comprising a low level WC and a pedestal wash hand basin. Laminate flooring. Part tiled walls.

First Floor



Bedroom 1

15' 5" x 11' 8" (4.70m x 3.56m) Fitted wardrobes. Laminate flooring. Central heating radiator. UPVC double glazed window.



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En-suite

10' 10" x 6' (3.30m x 1.83m) Fitted with a 'white' 4-piece suite comprising a low level WC, a pedestal wash hand basin, a panelled bath and a shower enclosure with wall mounted shower unit. Central heating radiator. UPVC double glazed window.



Bedroom 2

12' 2" x 9' (3.71m x 2.74m) Fitted wardrobes. Central heating radiator. UPVC double glazed window.



Bedroom 3

11' 3" x 9' 1" (3.43m x 2.77m) Fitted wardrobes. Central heating radiator. UPVC double glazed window.



Bedroom 4

11' 2" x 9' 2" (3.40m x 2.79m) Central heating radiator. UPVC double glazed window.



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Family Bathroom

8' 11" x 7' 4" (2.72m x 2.24m) Fitted with a 'white' 3-piece suite comprising a low level WC, wash hand basin and a panelled bath with shower over. Central heating radiator. UPVC double glazed window.



Double Garage

A double-bay attached garage with electrically operated remote control up and over door, personal door to the side and access door from the hall. Lighting and power laid on.

Garden

The pleasant rear garden borders woodland and offers a lovely private setting. It includes a large block paved seating area, raised decked area and a selection of mature shrubs and trees. (34 ft x 45 ft)



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Viewing

By prior appointment only through our Runcorn Office. Tel. (01928) 574401.

Notes

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.



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