



**Three Bedroom**

**Detached Bungalow**

**Extended to Rear**

**Sought After Area**

**No Onward Chain**

**Viewing Advised**

**17 Beaufort Close**  
Runcorn, WA7 4AB

**Offers in Excess of  
£275,000**

**\*\*THREE BEDROOM DETACHED BUNGALOW. EXTENDED TO REAR. SOUGHT AFTER AREA. EARLY VIEWING ESSENTIAL.\*\*** Excellently appointed accommodation located on an established development off Clifton Road in Higher Runcorn. Adams Estate Agents have the pleasure of bringing to the market for sale this three bedroom bungalow offering great opportunity to purchase in a great residential sought after part of town. In brief, the accommodation comprises; entrance hall, WC, lounge, dining area, extended family area, kitchen, three bedrooms and a wet room. Externally, there are good sized gardens to both front and rear. There is also, a driveway providing off road parking and access to the garage. Internal inspection is advised to fully appreciate what is to offer.

## Hallway

Central heating radiator. Two storage cupboard. Door to front.

## Lounge 20' 11" x 11' 3" (6.37m x 3.43m)

Central heating radiator. Opening into;



## Family Area 22' 3" x 6' 9" (6.78m x 2.06m)

Two central heating radiators. Two French doors to rear. Window to side.



## Dining Room 11' 3" x 10' 8" (3.43m x 3.25m)

Central heating radiator.



## Kitchen 12' 7" x 8' 5" (3.83m x 2.56m)

Fitted with a range of wall and base units with work surfaces over. Inset sink unit. Built in oven and hob. Cupboard housing boiler. Door and window to rear.



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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

### Runcorn

54 High Street, Runcorn, WA7 1AW  
T: 01928 574401  
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### Stockton Heath

12-14 Walton Road, Stockton Heath, WA4 6NL  
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### Widnes

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**Bedroom 1** 17' 8" x 13' 7" (5.38m x 4.14m)  
Central heating radiator. Window to front and side.



**Bedroom 3** 11' 8" x 10' 3" (3.55m x 3.12m)  
Central heating radiator. Window to front.



**Shower Room**



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Fitted with a 2-piece suite comprising wash hand basin and WC, with a wet room shower.



### Externally

The property sits well within its good sized plot, offering a laid to lawn garden to the front with off road parking via two driveways of which one provides access to the garage. To the rear, there is a private enclosed garden with patio area.

### Viewing

By prior appointment through our Runcorn office on 01928-574401.



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## Note

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 and are not to be used for room or furniture planning.



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