

bp5001



6 Orwell Road  
Sandymoor Runcorn  
WA7 1JB  
3 Bed Semi Detached House

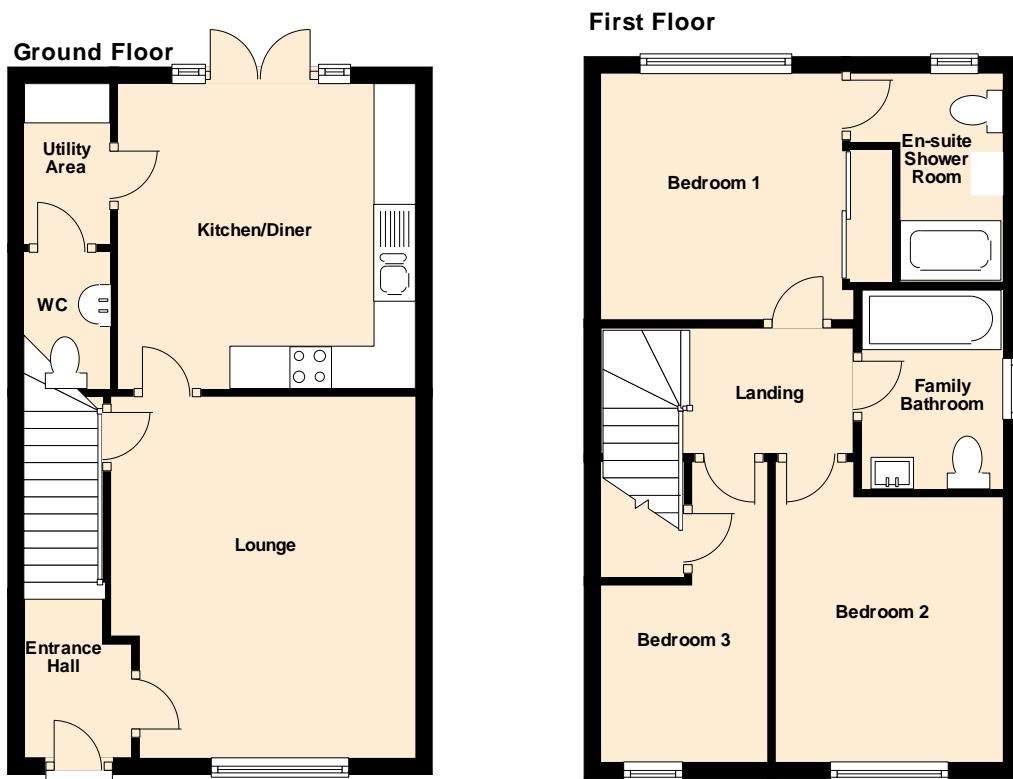
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Offers over  
£245,000



## 6 Orwell Road, Runcorn, Cheshire, WA7 1JB

\*STUNNING NEARLY NEW HOME - MUST SEE GARDEN - UTILITY - EN SUITE\*  
 Bests Estate Agents are pleased to bring this three bedroom semi detached property to the open market. This quality nearly new home offers practical living accommodation and is finished to high standards throughout. Forming part of the very popular Beamish place development by 5 star builder Bloor Homes. The 'Byron' features a practical modern layout, beautifully finished kitchen dining room with utility and ground floor WC off and has french doors that flow into the stunning recently landscaped low maintenance garden which enjoys a southerly aspect and is perfect for entertaining. At first floor level viewers will find a master bedroom which has fitted wardrobes and a en-suite shower room, two further bedrooms and a recently tiled family bathroom which has a contemporary finish. Being located on the perimeter of Runcorn, the Sandymoor area has excellent walks and soon to be completed amenities, schooling for all ages and excellent transport links with the M56 motorway, Runcorn & Runcorn East Railway Stations, and the Mersey Gateway close by. This stunning property should be viewed to be fully appreciated and we are sure it will impress upon any inspection. EPC:B(84)



**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](http://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. 10/06/2021 16:58:31 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

### Entrance

Canopied entrance with Composite front door opens to: Hallway, single panel radiator, one double power point, stairs to first floor.

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**Lounge 14' 4" x 12' 0" (4.37m x 3.65m)**

PVC double glazed window to front elevation, two single panel radiator, under stairs storage, four double power points, USB charger ports, TV aerial & telephone extension



point.

**Kitchen/Diner 12' 0" x 11' 9" (3.65m x 3.58m)**

Having a range of high gloss base and wall units with contrasting work surfaces comprising: One half bowl Acrylic style sink, high neck mixer tap over, four ring electric hob, filter hood above, built-in high line electric oven, integrated fridge/freezer & dishwasher, LED mood lighting, mini ceiling down lighters, attractive splash back tiling, three double power points, double panel radiator. PVC double glazed French doors to



rear elevation.

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**Utility Area 6' 3" x 3' 5" (1.90m x 1.04m)**

Fitted base units, plumbing and drainage for automatic washing machine, wall mounted gas central heating boiler, double power point.

**Ground Floor Cloaks**

Low level WC, wash hand basin, mixer tap over, fitted extractor fan, single panel radiator.

**First Floor Landing**

Stairs from hall to first floor landing, loft access, one double power point.

**Bedroom One Rear 9' 6" x 9' 4" (2.89m x 2.84m)**

PVC double glazed window to rear elevation, single panel radiator, four double power points, telephone extension point. Built-in mirror front sliding wardrobes with hanging rail and shelves.



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### En-suite Shower Room

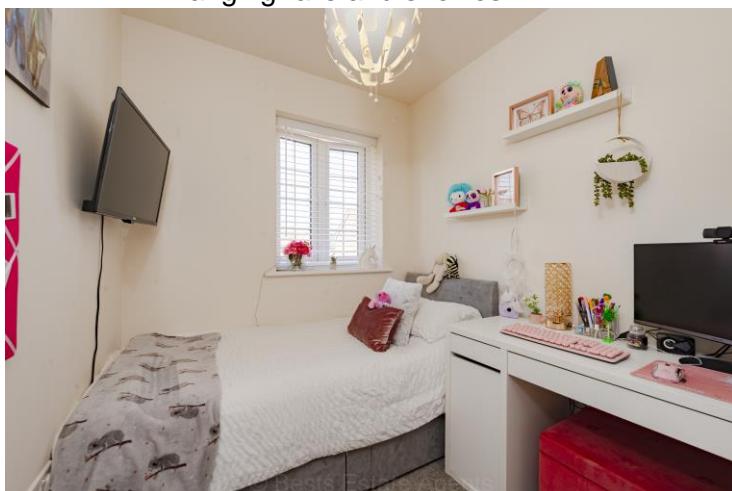
Having a fully tiled over sized walk-in shower enclosure, mixer shower attachment, low level WC, wash hand basin, mixer tap over, double panel radiator, mini ceiling down lighters, extractor fan, PVC double glazed window to rear elevation.

### Bedroom Two Front 11' 8" x 8' 10" (3.55m x 2.69m)

PVC double glazed window to front elevation, single panel radiator, three double power points.

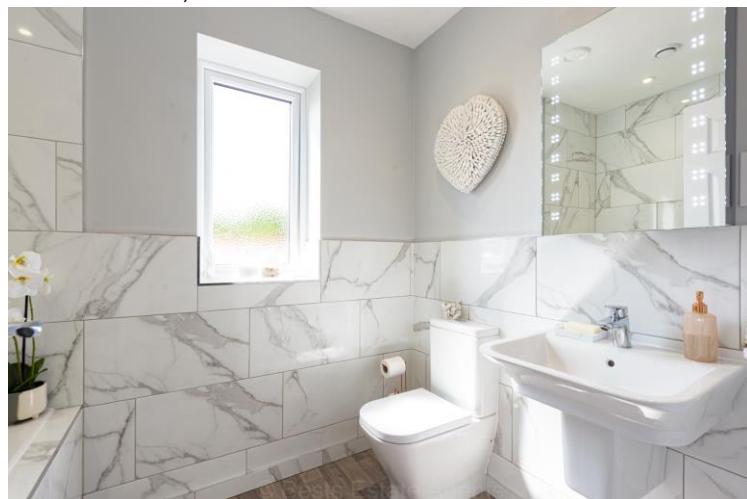
### Bedroom Three Front 11' 8" x 6' 6" (3.55m x 1.98m)

An L Shaped room with PVC double glazed window to front elevation, two double power points, single panel radiator, built-in storage cupboard currently use as large wardrobe, hanging rails and shelves.



### Bathroom

Having a white three piece suite comprising: Bath with fitted glass shower screen, mixer shower attachment over, low level WC, wash hand basin, mixer tap over, recently installed contemporary style tiles, fitted vanity mirror with LED lighting, PVC double glazed window to side elevation, mini ceiling down lighters, extractor fan, heated towel rail.



### Externally

The property is fronted by a block paved driveway with parking for two cars, themed for ease of maintenance with artificial grass and slate borders. To the rear there is a reasonable sized recently landscaped garden again themed for ease of maintenance having a composite decked area with timber posts for removable sun blind, artificial grass lawn and further paved patio area to the top with raised sleeper beds. LED mood lighting has been installed to the deck area and throughout the garden which enjoys a pleasant southerly aspect.



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### Directions

Leave Runcorn via the A533 Daresbury Expressway towards Warrington. At the Evenwood Farm roundabout, turn right into Pitts Heath Lane, travel along, then turn left into Wharford Lane, keep right at the mini roundabout, passing the school at the next round about turn left, Orwell Road road can be found on the left hand side.

**Useful Information About This Property:**

- NEARLY NEW HOME
- STUNNING LOW MAINTENANCE GARDEN
- OFF ROAD PARKING
- QUALITY FINISH THROUGHOUT
- UTILITY ROOM & GROUND FLOOR WC
- EN SUITE TO MASTER BEDROOM
- SOUTHERLY ASPECT TO REAR
- Council Tax Band:

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