

bp5250



2 St. Johns Gardens  
Runcorn  
WA7 5GH  
3 Bedroom Mews House

Independent Family Owned Estate Agents  
T: 01928 576368 E: [Terry@bests.co.uk](mailto:Terry@bests.co.uk)  
[www.bestsof.co.uk](http://www.bestsof.co.uk)

Offers in Excess of  
£205,000



## 2 St. Johns Gardens, Runcorn, Cheshire, WA7 5GH

\*STUNNING CONVERSION ARRANGED OVER THREE FLOORS\* This deceptively spacious property would be perfect for those buyers who are seeking a little individuality. Converted in 2017, this quality three bedroom mews property is arranged over three floors having an impressive master bedroom with en suite to the second floor. Offering a modern contemporary finish throughout including oak banister with glass details this impressive home is perfect for family occupation and is sure to impress. Consisting of a welcoming hallway with study and WC, open plan lounge, kitchen dining area with french doors opening on to the low maintenance rear garden to the ground floor, at first floor level two great size bedrooms with picture windows and a family bathroom can be found whilst the third floor offers an excellent master bedroom with en suite shower room. Overall an impressive property which offers something a little different than your average



home. Viewing is highly recommend to fully appreciate. EPC: C (80)

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. 13/09/2023 12:48:44 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 Porch**

Recessed entrance, Composite front door opens to : A welcoming hallway, single panel radiator, tiled floor, double power point.

**Ground Floor Cloaks**

Low level WC, floating wash hand basin, mixer tap over, half attractive contemporary style tiles to walls, chrome effect heated towel rail, extractor fan.

**Study 7' 1" x 6' 4" (2.16m x 1.93m)**

PVC double glazed window to front elevation, single panel radiator, two double power



points.

**Kitchen Area 11' 8" x 11' 4" (3.55m x 3.45m)**

Having a range of base and wall units comprising: One half bowl single drainer stainless steel sink, high neck mixer tap over, four ring electric induction hob, electric oven beneath, filter hood above, four double power points, integrated fridge/freezer and dishwasher. Built in under stairs storage cupboard with plumbing and drainage for automatic washing machine, tiled flooring, mini ceiling down lighters, single panel radiator.



**Lounge 11' 3" x 11' 9" (3.43m x 3.58m)**

PVC double glazed French doors to rear elevation, five double power points, TV aerial point, mini ceiling downlighters, single panel radiator.



**First Floor Landing**

Stairs from hall to first floor, built in airing cupboard housing hot water cylinder, two double power points, single panel radiator, modern oak finished handrail with glass balustrade.

### **Bedroom Two Rear 12' 9" x 11' 9" (3.88m x 3.58m)**

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



### **Bedroom Three Front 12' 2" max x 11' 9" (3.71m x 3.58m)**

PVC double glazed window to front elevation, two double power points, double panel radiator, TV aerial point.

#### **Family Bathroom**

Low level WC, panel bath, mixer shower attachment over, glass shower screen, vanity wash hand basin, mixer tap over, storage below, shaver point, chrome effect heated towel rail. Contemporary style tiles to walls, tiled flooring, mini ceiling down lighters.



#### **Stairs From First Floor Landing to Second Floor landing.**

Access to loft, useful large walk in storage cupboard,

#### **Master bedroom 22' 6" x 8' 2" (6.85m x 2.49m) extending to 11'8"**

Two Velux roof style windows, double panel radiator, four double power points.

#### **En-suite Shower Room**

Having a white suite comprising: Low level WC, vanity wash hand basin, mixer tap over, storage below, oversized fully tiled walk-in shower enclosure, mixer shower attachment, mini ceiling down lighters, chrome effect heated towel rail, extractor fan, shaver point, contemporary style tiling to walls, tiled flooring, Velux roof light.





### Externally

To the rear of the property is an enclosed garden with York stone paved patio area. Astro turfed garden area, separate rear access.



### **Useful Information About This Property:**

- CONVERTED IN 2017
- ARRANGED OVER THREE FLOOR
- CONTEMPORARY FINISH
- OAK BANISTER WITH GLASS DETAILS
- EXCELLENT SIZE BEDROOMS
- ALLOCATED PARKING
- ESTABLISHED AREA
- COUNCIL TAX BAND: C

### **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.