

bp5056



14 Fountains Close
Sutton Park Runcorn
WA7 6HE
3 Bed Detached House with
Garage in Good Size Plot

Independent Family Owned Estate Agents
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Offers in region of
£180,000



14 Fountains Close, Brookvale, Runcorn, Cheshire, WA7 6HE

CUL DE SAC POSITION - LARGE CONSERVATORY TO REAR - SOUTH FACING REAR GARDEN Bests Estate Agents are pleased to bring this well kept three bedroom detached property to the open market. Located within the ever popular Sutton Park Estate which has schooling for all ages and excellent amenities close by. This perfect family home has been lovingly maintained by the current owners and benefits from having an excellent size conservatory to the rear which makes the most of the view over the well tended garden which isn't overlooked and has the advantage of a southerly aspect. The property is warmed by combination gas central heating and has PVC double glazing installed throughout. Briefly consisting of as follows: Entrance hall, lounge, kitchen diner and conservatory to the ground floor whilst three bedrooms and a family bathroom can be found at first floor level. Externally this detached family home stands in a slightly larger than average plot having a mature garden and tarmac drive to the front, a detached garage sides the property whilst a mature well tended garden with block paved patio area is to the rear. Overall an ideal family home located in a respected area which is worthy of closer inspection. EPC:TBC



Pease 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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 02/11/2021 19:58:15 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed entrance door opens to Hallway, wood effect laminate flooring, PVC double glazed window to front elevation, single panel radiator, double power point.

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Lounge 14' 5" x 12' 6" (4.39m x 3.81m)

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator, under stairs storage cupboard, three double power points. Living flame inset coal effect gas fire with decorative surround, Glazed panel double doors open to Kitchen Dining Room.



Kitchen/Diner 15' 6" x 10' 6" (4.72m x 3.20m)

Kitchen area has a range of base and wall units comprising: One half bowl single drainer sink, high neck mixer tap over, four burner gas hob, electric oven beneath, filter hood above, plumbing and drainage for automatic washing machine, splash back tiling, tiled flooring, three double, one single power points, PVC double glazed entrance door to side elevation, PVC double glazed window to rear elevation. Dining Area has wood effect laminate flooring, single panel radiator, one double power point, telephone extension point, double glazed sliding patio door open to conservatory.



Conservatory 11' 7" x 15' 8" (3.53m x 4.77m)

Having PVC double glazed units and PVC double glazed French doors opening to side elevation, wood effect laminate flooring, double panel radiator, fitted ceiling fan, four double power points.



First Floor Landing

Stairs from hall to first floor landing, wood effect laminate flooring, single panel radiator, built-in storage cupboard, one double power point, PVC double glazed window to side elevation, access to boarded loft and pull down ladder.

Bedroom One Rear 13' 10" x 9' 5" max (4.21m x 2.87m)

Wood effect laminate flooring, single panel radiator, extensive fitted wardrobes, PVC double glazed window to rear elevation, two double power points.



Bedroom Two Front 11' 3" x 8' 5" (3.43m x 2.56m)

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator, double power point. single panel radiator.

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Bedroom Three Front 7' 7" x 6' 11" (2.31m x 2.11m)

PVC double glazed window to side elevation, wood effect laminate flooring, single panel radiator.

Bathroom

Having a white three piece suite comprising: Panel bath, electric shower & telephone mixer shower attachment over, fitted glass shower screen, low level WC, pedestal wash hand basin, single panel radiator, fully tiled walls, extractor fan, PVC double glazed window to rear elevation. Tiled flooring.



Externally

The property is fronted by a mature established garden and tarmac driveway providing off road parking, leading to a detached single garage with metal up-over door, power and light, separate side access. To the rear there is a larger than average pleasant mature garden enjoying a southerly aspect and not being directly overlooked with block paved patio area, external water & power supply.



Directions

After passing the signs for Shopping City, continue to the main Murdishaw roundabout and turn left. take the first left into Northwich Road, then first right into Pickmere Dr, keep right, and Fountains Close can be found on the right.

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Useful Information About This Property:

- CUL DE SAC POSTION
- NOT OVERLOOKED TO REAR
- SOUTHERLY ASPECT TO REAR
- CLOSE TO AMENITIES AND SCHOOLING
- WELL KEPT FAMILY HOME
- DETACHED GARAGE
- MATURE GARDENS
- 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.