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21 Porthleven Road  
Sutton Park  
Runcorn  
WA7 6BE  
3 Bed Link Detached House

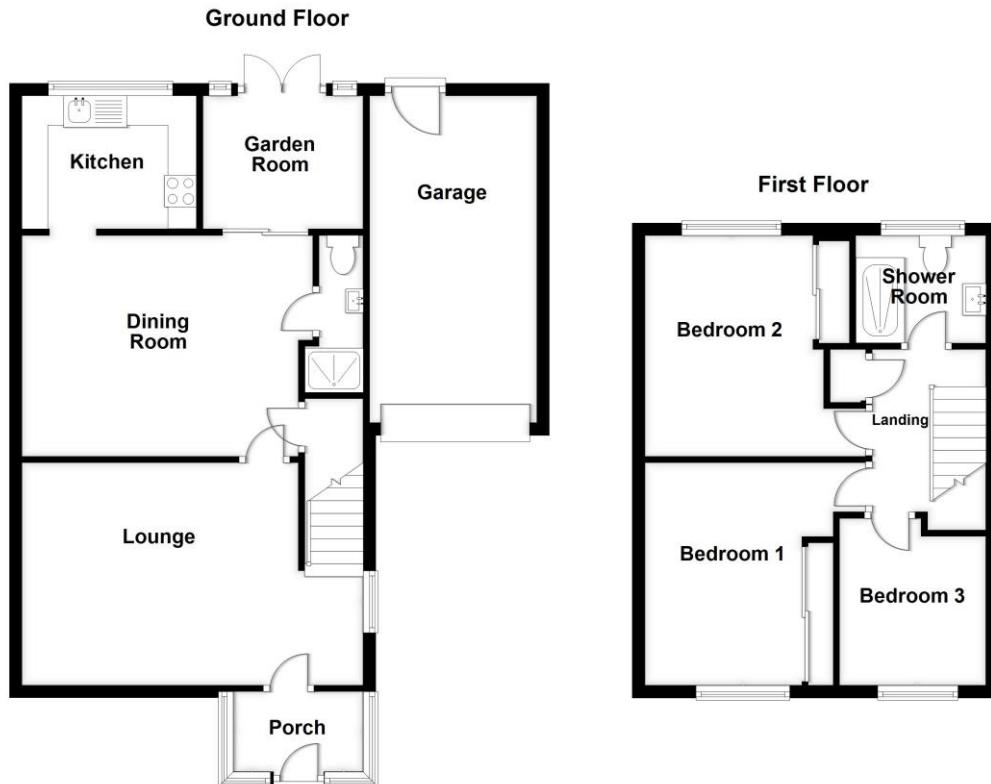
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**£195,000**  
**Viewing Advised**



## 21 Porthleven Road, Sutton Park, Runcorn, Cheshire, WA7 6BE

\*EXTENDED THREE BEDROOM LINK DETACHED FAMILY HOME IN CONVENIENT AND POPULAR AREA\* This well loved link detached home is brought to the market with no chain involved and has been extended to the rear providing additional living space to this already spacious home. Standing within the popular Sutton Park development which has schooling for all ages along with everyday amenities just minutes away making it an ideal choice for those with growing families. The property consists of entrance porch, lounge, large dining room with garden room and the extended kitchen off plus a useful ground floor shower room. At first floor level, three bedrooms and an updated shower room can be found. To the front of the property, a long tarmac driveway provides plenty of off road parking and leads to an attached garage. The rear garden is a generous size and has paved patio area. A property which has clearly been loved and maintained throughout its long ownership and is worthy of closer inspection.



**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. 04/06/2024 10:38:57 The content of these sales details are the copyright of Bests Estate Agents.

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

### Entrance Porch

PVC double glazed entrance door opens to entrance porch, tiled floor, PVC double glazed units.

### Lounge 17' 8" x 11' 7" (5.38m x 3.53m)

Glazed panel door opens to lounge, PVC double glazed windows to front and side elevations, wood effect laminate flooring, wall mounted electric heater, coved ceiling, one double and three single power points.



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### **Dining Room 14' 4" x 11' 7" (4.37m x 3.53m)**

Wood effect laminate flooring, wall mounted electric heater, built in under stairs storage cupboard, fitted wall lights, coved ceiling, three single and one double power points.

### **Garden Room 8' 3" x 7' 6" (2.51m x 2.28m)**

PVC double glazed French doors to rear elevation, tile effect laminate flooring, half cladding to walls, fitted wall light, one single and one double power points.



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### **Kitchen 9' 1" x 6' 10" (2.77m x 2.08m)**

Having fitted base and wall units comprising single drainer stainless steel sink with high neck mixer tap over, four ring electric hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, integrated fridge freezer, tile effect laminate flooring, splashback tiling, coved ceiling, fitted down lighters, two double and two single power points, PVC double glazed window to rear elevation.

### **Ground Floor Shower Room**

Low level WC, wash hand basin with vanity storage beneath, fully tiled walk in shower enclosure with wall mounted electric shower, fully tiled walls, fitted extractor fan, fitted mini ceiling downlighters.



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## First Floor Landing

Stairs from lounge to first floor landing, wall mounted electric heater, built in storage cupboard housing insulated hot water cylinder.

## Bedroom One Front 11' 7" x 11' 6 maximum" (3.53m x 3.50m)

PVC double glazed window to front elevation, two single power points, built in fitted wardrobes with mirror fronted sliding doors.

## Bedroom Two Rear 11' 8" x 11' 6 maximum" (3.55m x 3.50m)

PVC double glazed window to rear elevation, two single power points, built in wardrobes with mirror fronted sliding doors.



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## Bedroom Three Front 8' 9" x 7' 10" (2.66m x 2.39m)

PVC double glazed window to front elevation, one double power point.

## Shower Room

A recently updated fully tiled room having a white suite comprising low level WC, wash hand basin with vanity storage beneath, over sized fully tiled walk in shower enclosure with wall mounted electric shower, LED fitted wall mirror, fitted mini ceiling down lighters, PVC double glazed window to rear elevation.



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## Externally

Property is fronted by a tarmacked driveway providing off road parking for a number of vehicles, a laid lawn garden also fronts the property, whilst to the rear there is a fully enclosed very reasonable sized garden having paved patio and laid lawn.



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### Useful Information About This Property:

- POPULAR LOCATION
- CLOSE TO SCHOOLING AND AMENITIES
- EXTENDED TO REAR
- ATTACHED GARAGE
- AMPLE OFF ROAD PARKING
- FREEHOLD TENURE
- NO CHAIN
- COUNCIL TAX BAND: B

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