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

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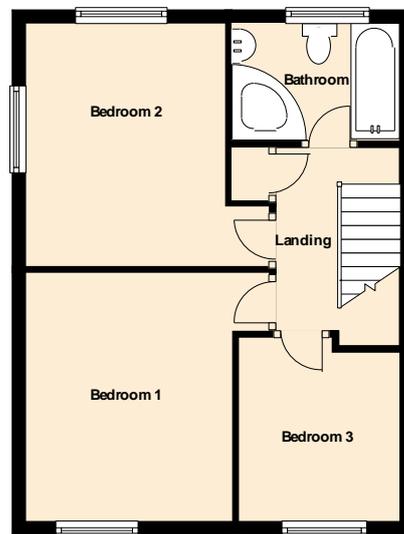
49 Porthleven Road, Brookvale, Runcorn, Cheshire, WA7 6BE

LINK DETACHED FAMILY HOME IN POPULAR LOCATION - GARAGE & CONSERVATORY Bests Estate Agents are pleased to bring this well presented family home to the open market. This property stands in a attractive position within the ever popular Sutton Park development which is well served by amenities and has schooling for all ages close by. Having been well maintained by the current owner this well proportioned property would be an ideal first or second time buy, being presented to pleasing standards throughout and having combination gas central heating and PVC double glazing. Briefly consisting of: entrance hall, open plan lounge dining kitchen with conservatory to the ground floor whilst three bedrooms and a family bathroom with bath and separate shower complete the first floor. Externally the property is fronted by off road parking and has an attached garage whilst the rear garden is themed for ease of maintenance having paved patio area and artificial grass. EPC:D(62)

Ground Floor



First Floor



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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 12/05/2022 15:43:42 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Composite double glazed front door opens to Hallway, wood effect laminate flooring, single panel radiator, single power point.

Lounge Area 11' 7" x 14' 5" Max (3.53m x 4.39m)

PVC double glazed window to front elevation, wood effect laminate flooring, coved ceiling, double panel radiator, three double power points.

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Dining area 12' 0" x 8' 10" (3.65m x 2.69m)

Wood effect laminate flooring, coved ceiling, double panel radiator, PVC double glazed window to side elevation, one double, one single power points. PVC double glazed sliding patio doors opening to conservatory.



Kitchen 11' 7" x 8' 3" (3.53m x 2.51m)

Having a range of base and wall units comprising: One half bowl single drainer sink with high neck mixer tap over, four burner gas hob, filter hood above, electric oven beneath, useful built-in under stairs storage cupboard, five double power points, splash back tiling, plumbing and drainage for dishwasher, tiled flooring, PVC double glazed window to rear elevation.



Conservatory 9' 11" x 8' 6" (3.02m x 2.59m)

PVC double glazed units with French doors to side elevation, tile effect laminate flooring, two double power points, ceiling fan.

First Floor Landing

Stairs from hall to first floor landing, built-in storage cupboard, loft access with pull down ladder, single power point.

Bedroom One Front 11' 8" x 11' 5" Max (3.55m x 3.48m)

PVC double glazed window to front elevation,



single panel radiator, wood effect laminate flooring, two single power points.

Bedroom Two rear 11' 7" x 11' 5" Max (3.53m x 3.48m)

PVC double glazed windows to side &

rear elevation, single panel radiator, coved ceiling wood effect laminate flooring, two double power points.

Bedroom Three Front 8' 8" x 7' 10" (2.64m x 2.39m)

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



Bathroom

Having a white suite comprising: low level WC, wash hand basin, mixer tap over, vanity

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storage below, panel bath with mixer tap & waterfall style shower attachment over, glass shower screen, fully tiled corner walk-in shower enclosure, mixer shower attachment, extractor fan, fully tiled walls and flooring, chrome effect heated towel rail, PVC double glazed window to rear elevation.



Externally

The property is fronted by a lawned garden and block paved driveway and leads to an attached single garage, metal up-over door, separate rear access, power & light. Wall mounted combi gas central heating boiler. To the rear there is a fully enclosed garden themed for ease of



maintenance having paved patio area and artificial grass lawn all of which enjoys a fairly private aspect.

Useful Information About This Property:

- WELL PROPORTIONED FAMILY HOME
- POPULAR LOCATION
- CONSERVATORY TO REAR
- IDEAL FIRST/SECOND TIME BUY
- ATTACHED GARAGE
- POPULAR AREA
- AMENITIES CLOSE BY
- Council Tax Band: B

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