

bp5002



11 Badger Close
Palacefields Runcorn
WA7 2QW
4 Bed End Terraced House with
Detached Garage

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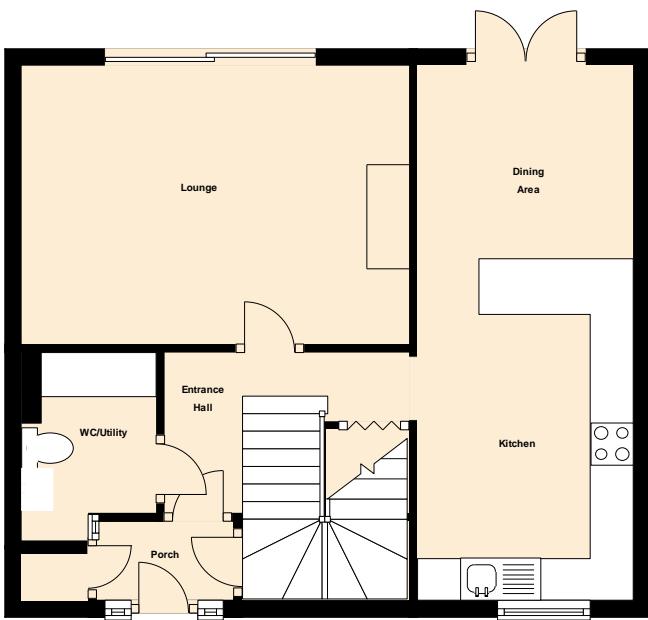
Offers in Excess of
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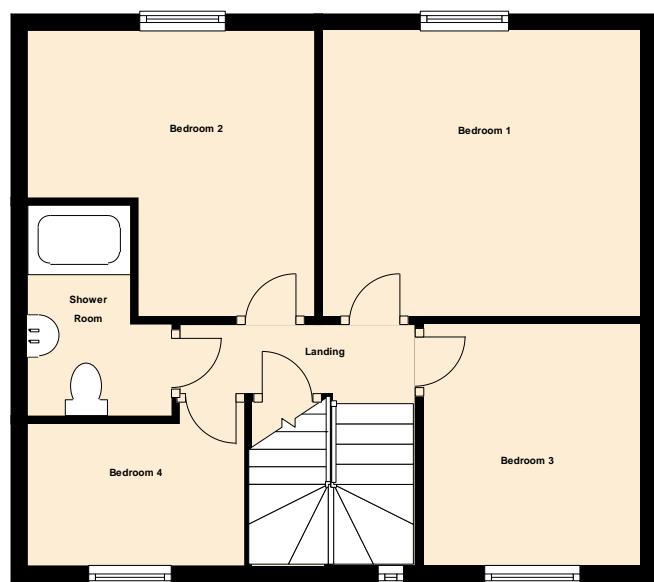
11 Badger Close, Palacefields, Runcorn, Cheshire, WA7 2QW

VERY WELL PRESENTED FOUR BEDROOM HOME - SOUTH FACING REAR GARDEN - DETACHED GARAGE Bests Estate Agents are pleased to bring this FOUR bedroom end terrace property to the market which is presented to high standards throughout. Having been updated and improved by the current owners to create a home with a lovely modern feel. The property stands in a somewhat secluded position within the ever popular Palacefields Estate and has a very pleasing open aspect to the front whilst the larger than average rear garden enjoys a south facing aspect and would be perfect for entertaining on pleasant summer evenings. The accommodation briefly consists as follows: storm porch, welcoming hallway with storage and WC/utility, lounge and kitchen dining room to the ground floor whilst four bedrooms, three of which are double bedrooms and a family bathroom can be found at first floor level. The property does have a detached garage located a very short distance from the property which has parking in front. Viewing of this ideal first of second time buyer is highly recommended

Ground Floor



First Floor



to fully appreciate all which is on offer. EPC:TBC

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. 15/06/2021 16:27:50 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 PVC double glazed front door opens to: Entrance porch, wood effect laminate flooring, built-in storage cupboards, glazed panel door opens to : Hallway, wood effect laminate flooring, double panel radiator, large storage cupboard, double power points.

Ground Floor Cloaks

Low level WC, square wash hand basin, water fall style mixer tap over, vanity storage beneath, plumbing and drainage for automatic washing machine, chrome effect heated towel rail, two double power points, tiled floor.

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Lounge 14' 6" x 11' 3" (4.42m x 3.43m)



Tilt & slide PVC double glazed patio doors to rear elevation, wood effect laminate flooring, double panel radiator, two double power points, decorative electric fire.

Kitchen/Diner 20' 10" x 8' 6" (6.35m x 2.59m)

Kitchen area has a range of base and wall units comprising: Single drainer stainless steel sink, mixer tap over, four burner gas hob, electric double oven beneath, filter hood above, splash back tiling, plumbing and drainage for dishwasher. Concealed wall mounted combination gas central heating boiler, tiled flooring, two double, two single power points,



PVC double glazed window to front elevation. Dining area: Single power point, double panel radiator, tiled flooring, PVC double glazed French doors to rear elevation.

First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to front elevation, large built-in storage cupboard, single power point.

Bedroom One Rear 12' 4" x 11' 1" (3.76m x 3.38m)

PVC double glazed window to rear elevation, double panel radiator, coved ceiling, two double power points,

Bedroom Two Rear 11' 5" max x 10' 9" (3.48m x 3.27m)

An L shaped room with PVC double glazed window to rear elevation, coved ceiling, double panel radiator, two double power points.



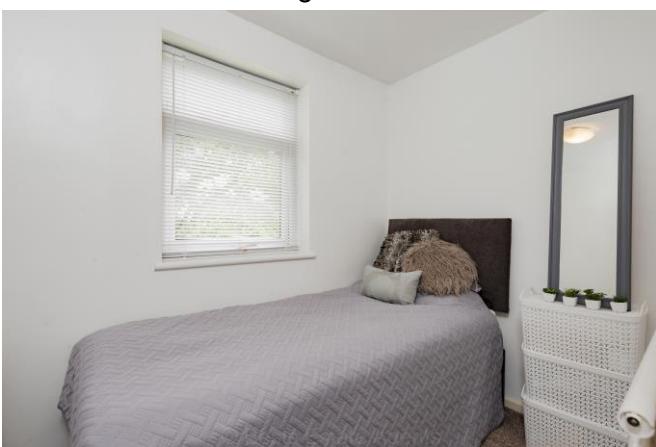
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elevation, double panel radiator, two double power points, coved ceiling.

Bedroom Four Front 7' 10" x 6' 3" (2.39m x 1.90m)

PVC double glazed window to front



mixer shower attachment, fitted extractor fan, chrome effect heated towel rail.

Externally

The property is fronted by a forecourt style garden themed for ease of maintenance. Whilst to the rear there is a larger than average garden themed again for ease of maintenance with wood decked area and fully paved patio area. An additional paved patio area to side of the property with very large timber built storage sheds and separate rear access all of which is not directly overlooked and enjoys a fair degree of afternoon sun weather permitting.



Bedroom Three Front 9' 4" x 8' 9" (2.84m x 2.66m)

PVC double glazed window to front



elevation, single panel radiator, two double power points.

Shower Room

Having a modern white suite comprising: Low level WC, wash hand basin, fully tiled over sized walk-in shower enclosure with



Directions

After passing signs for Shopping City on the A533 Expressway, take the signs marked Palacefields. At the traffic lights turn left onto Palacefields Ave, then first right. Continue over the busway lights and take the second left into Badger Close.

Useful Information About This Property:

- FOUR BEDROOMS
- RECENT ROOF
- PVC DOUBLE GLAZING
- NOT OVERLOOKED TO REAR WITH SOUTH FACING ASPECT
- DETACHED GARAGE
- MODERN FEEL THROUGHOUT
- WELL PRESENTED FAMILY HOME
- Council Tax Band: B

MONEY LAUNDERING REGULATIONS

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