

bp5362



4 Beaufort Close
Higher Runcorn
WA7 4AB
4 Bed Detached House

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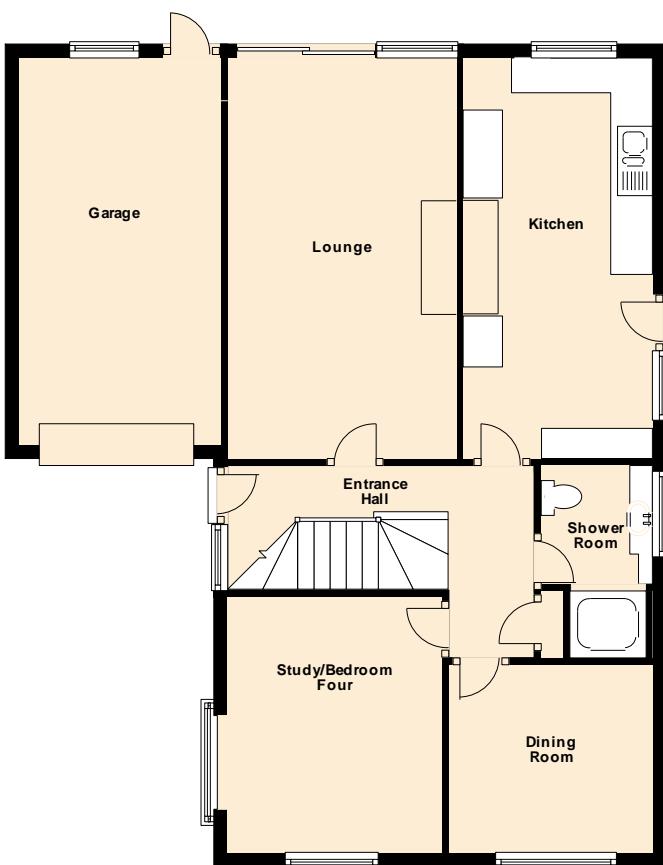
Offers in Excess of
£325,000



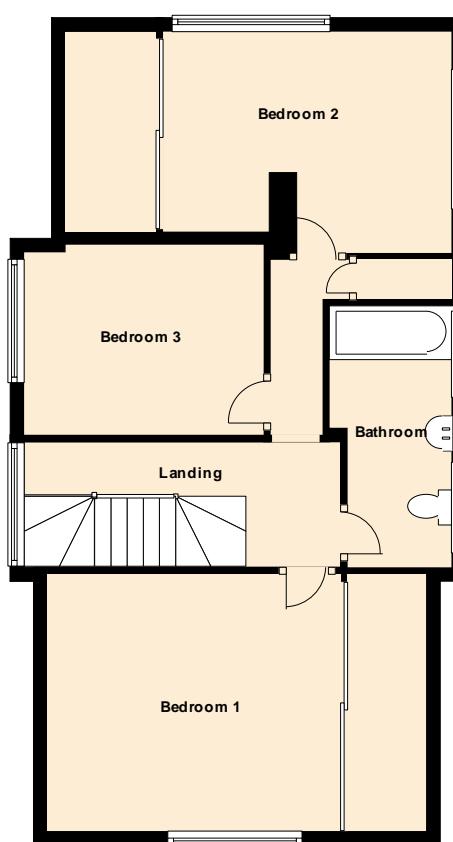
4 Beaufort Close, Runcorn, Cheshire, WA7 4AB

EXCELLENT SIZE FAMILY HOME IN SOUGHT AFTER HIGHER RUNCORN AREA
 This deceptively spacious three/four bedroom family home offers a versatile layout having three reception rooms one of which would make the ideal fourth bedroom. Beaufort Close is a small cul de sac located opposite Runcorn Golf Club along Clifton Road where the opportunity to purchase properties seldom arises. The area has highly regarded schooling, Golf & Cricket Clubs and Heath Park/Runcorn Hill all within walking distance of the property. This somewhat unique design offers something a little different from normal and consists of a welcoming entrance hall, lounge, good sized kitchen, ground floor shower room, dining room and study/fourth bedroom to the ground floor whilst three good sized bedrooms and a family bathroom complete the first floor. Externally, the property stands in a larger than average corner position with large lawn garden and block paved driveway leading to an attached oversize garage to the front. The rear garden which is again larger than average offers superb entertaining space having block paved and wood deck patio areas which enjoy a south facing aspect, there is also a summer house providing extra space to enjoy those summer evenings.
 EPC:D(58)

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.
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The property comprises in more detail as follows;

Entrance Hallway

PVC double glazed front door opens to central hallway with all main rooms off, double panel radiator, one double power point, built in storage cupboard.

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Lounge 18' 10" x 10' 10" (5.74m x 3.30m)

PVC double glazed sliding patio doors to rear elevation, living flame coal effect gas fire standing on decorative hearth and back, coved ceiling, two double power points.



Dining Room 9' 11" x 8' 10" (3.02m x 2.69m)

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

Study/ Fourth Bedroom 12' 0" x 9' 9" (3.65m x 2.97m)

PVC double glazed windows to front and side elevations, coved ceiling, one double panel radiator, two double power points, fitted dado rail.



Ground Floor Shower Room

A recently updated room having fully tiled walls and tiled floor, low level WC, wash hand basin with water fall style mixer tap over and vanity storage units beneath, oversized fully tiled walk in shower enclosure with wall mounted electric shower, PVC double glazed window to side elevation, one double panel radiator.



Kitchen 18' 9" x 8' 11" (5.71m x 2.72m)

Having a range of fitted base and wall units comprising one and a half bowl stainless steel sink with mixer tap over, gas cooker point, attractive splash back tiling, four double power points, plumbing and drainage for automatic washing machine, tiled floor, coved ceiling, fitted mini ceiling down lighters, PVC double glazed window to rear elevation, PVC double glazed entrance door to side elevation, double panel radiator.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, access to loft, double panel radiator, one double power point, built in storage cupboard.

Bedroom One Front 13' 8 maximum" x 12' 1" (4.16m x 3.68m)

PVC double glazed window to front elevation, extensive built in fitted wardrobes, double panel radiator, two double power points.



Bedroom Two Rear 10' 3 maximum" x 13' 6" (3.12m x 4.11m)

PVC double glazed windows to front and side elevations, double panel radiator, two double power points, large built-in wardrobes with mirror fronted sliding doors.



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Bedroom Three Side 11' 7" x 8' 6" (3.53m x 2.59m)

PVC double glazed window to side elevation, single panel radiator, one single power point.

Bathroom

A fully tiled room having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, pea shaped shower bath with fitted glass shower screen and fitted mixer shower, two PVC double glazed windows to side elevation, fitted mini ceiling down lighters, double panel radiator.



Externally

The property occupies a prominent corner position nestled at the bottom of Beaufort Close, being fronted by laid lawn garden with mature perimeter hedgerow, a block paved driveway provides ample parking and leads to an attached garage with up and over door, power, light and separate rear access, also located in the garage is a wall mounted combination gas central heating boiler. To the rear of the property, there is a fully enclosed larger than average garden with large block paved and wood decked patio areas, all of which is not directly overlooked and enjoys a very pleasant south facing aspect, included in the sale is a summer house.





Useful Information About This Property:

- SOUTH FACING ASPECT TO REAR
- LARGE CORNER PLOT
- SOUGHT AFTER HIGHER RUNCORN LOCATION
- CLOSE TO HIGHLY REGARDED SCHOOLING
- THREE/FOUR BEDROOMS
- ATTACHED GARAGE
- CUL DE SAC POSITION
- Council Tax Band: E

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.

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