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39 Clifton Road
Runcorn
WA7 4TA
5 Bed Detached House

£550,000
Viewing Advised

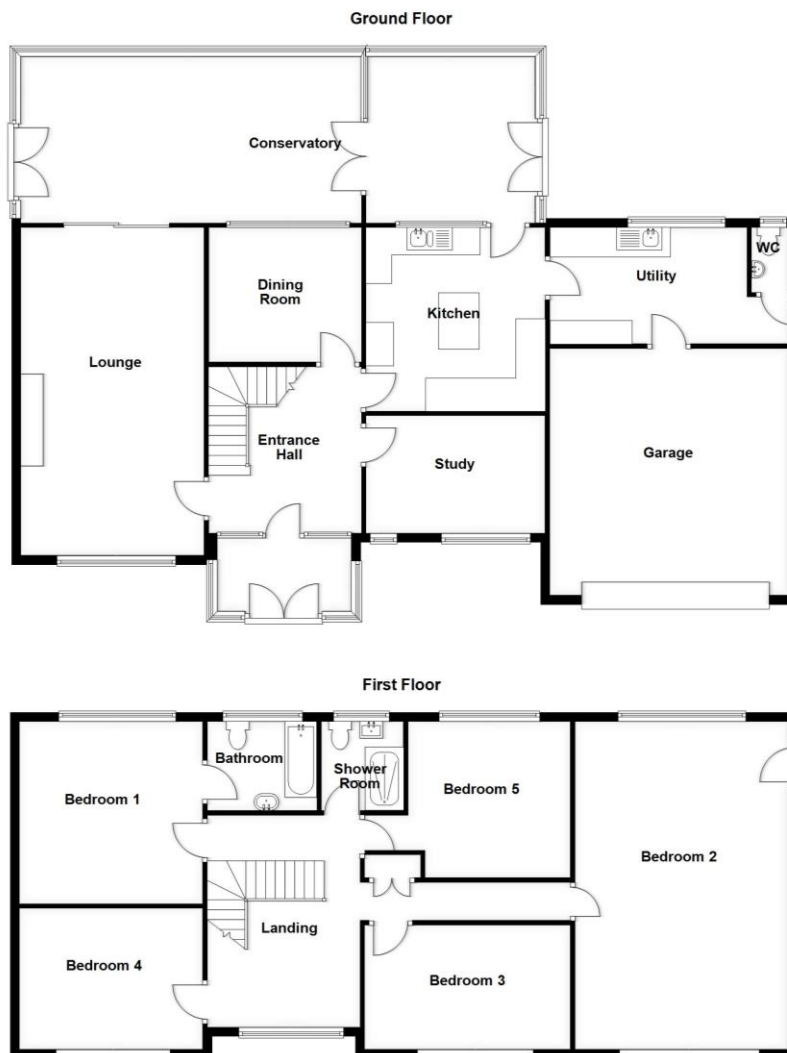
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39 Clifton Road, Runcorn, Cheshire, WA7 4TA

Positioned proudly on Clifton Road, widely regarded as one of Runcorn's most sought after addresses. This substantial five bedroom detached residence presents a rare opportunity to acquire a sizeable family home on a generous and private plot of approximately half an acre. Homes of this calibre in such a prestigious location rarely come to market. This impressive property stands on an expansive plot and offers a wealth of living space, ideal for modern family life, entertaining and even ideal for merging generations. A spacious, light filled entrance hall welcomes you and provides access to the main ground floor rooms, including a bright lounge, formal dining room, study, and a well appointed kitchen with adjoining utility room and WC. The current owners have further enhanced the property with the addition of a striking conservatory stretching an impressive 38 feet across the rear of the house, significantly extending the already generous footprint. Upstairs, a galleried landing leads to five double bedrooms. The master bedroom benefits from an en suite bathroom, while bedroom two is currently used as a snooker room, measuring 24' 1" X 16' 8".

The property is approached via electric wrought iron gates, opening to a deep frontage with a long block paved driveway offering ample off road parking and access to an oversized double integral garage. The rear garden is divided into two main zones, a large lawned area and a fully paved section, both private and not directly overlooked, offering excellent potential for further development (subject to permissions). Early viewing is strongly advised, contact our office today.



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 Porch

PVC double glazed French doors open to entrance porch with PVC double glazed units and tiled floor, PVC double glazed front door opens to a large and welcoming hallway.

Entrance Hallway

Wood flooring, double panel radiator, under stairs storage cupboard, one double power point.



Lounge 23' 9" x 13' 4" (7.23m x 4.06m)

PVC Double glazed window to front elevation, wood flooring, two double panel radiators, coved ceiling, living flame coal effect gas fire standing on decorative hearth and back, four double power points, double glazed sliding doors open to conservatory.



Conservatory

38' 6" approximately x 12' 0" (11.73m x 3.65m)

Having PVC double glazed units with French doors to side elevations and double glazed roof, tiled floor, two double, one single panel radiators, five double power points, fitted ceiling fans.





Study 13' 3" x 9' 10" (4.04m x 2.99m)

Having wood flooring, single panel radiator, PVC double glazed window to front elevation, coved ceiling, one double power point.

Dining Room 11' 2" x 9' 10" (3.40m x 2.99m)

PVC double glazed window to rear elevation, single panel radiator, wood flooring, one double power point.

Kitchen 13' 7" x 13' 1" (4.14m x 3.98m)

Having a range of extensive fitted base and wall units with central island, stone working surfaces, two bowl single drainer sink with mixer tap over, integrated dishwasher, space for American style fridge freezer and gas range style cooker with fitted filter hood above, tiled walls, four double power points, double panel radiator, PVC double glazed windows and entrance door opening to conservatory, tiled floor.



Utility Room 17' 3" x 8' 5" (5.25m x 2.56m)

Having fitted base and wall units with stone working surfaces, single drainer stainless steel sink with mixer tap over, plumbing and drainage for automatic washing machine, fully tiled walls, tiled floor, double panel radiator, one double, one single power points, PVC double glazed window to rear elevation, entrance to the integral over sized garage.



Ground Floor Cloaks

Having low level WC, wash hand basin, PVC double glazed window to rear elevation, tiled floor and tiled walls.

Integral Garage 17' 11" x 17' 6" (5.46m x 5.33m)

power points, tiled floor, electric up and over door.

Galleried First Floor Landing

One single power point, built in storage cupboard with wall mounted combination gas central heating boiler, access to loft, PVC double glazed window to front elevation, single panel radiator, wood flooring.

Bedroom One Rear 13' 4" x 13' 2" (4.06m x 4.01m)

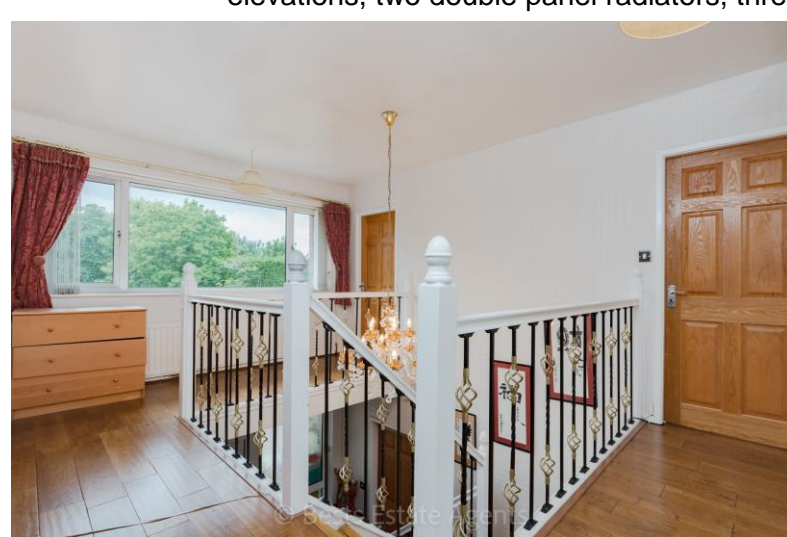
PVC double glazed window to rear elevation, single panel radiator, two double power points.

En-suite Bathroom

A fully tiled room with white three piece suite comprising low level WC, pedestal wash hand basin and panel bath with mixer shower over, heated towel rail, PVC double glazed window to rear elevation, tiled floor.

Bedroom Two 24' 1" x 16' 8" (7.34m x 5.08m)

Currently arranged as a snooker room, PVC double glazed windows to front and rear elevations, two double panel radiators, three double power points.



Bedroom Three 14' 8" x 8' 11" (4.47m x 2.72m)

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

Bedroom Four 13' 5" x 10' 3" (4.09m x 3.12m)

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

Bedroom Five 11' 5" x 11' 7" (3.48m x 3.53m)

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

Shower Room

A fully tiled room with white suite comprising of low level WC, pedestal wash hand basin with mixer tap over, over sized fully tiled walk in shower enclosure with electric shower, extractor fan, PVC double glazed window to rear elevation, heated towel rail, tiled floor.

Externally

The property is approached via electric wrought iron gates, opening to a deep frontage with a laid lawn garden and long block paved driveway offering ample off-road parking and access to an oversized integral garage. The rear garden is divided into two main zones: a large lawned area and a fully paved section, both private and not directly overlooked, offering excellent potential for further development (subject to permissions)





Useful information about this property:

- PRESTIGIOUS ADDRESS
- SUBSTANTIAL PLOT
- CLOSE TO GREAT SCHOOLING
- NO CHAIN
- FREEHOLD TENURE
- LARGE GARAGE
- HUGE CONSERVATORY
- COUNCIL TAX BAND: G

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.