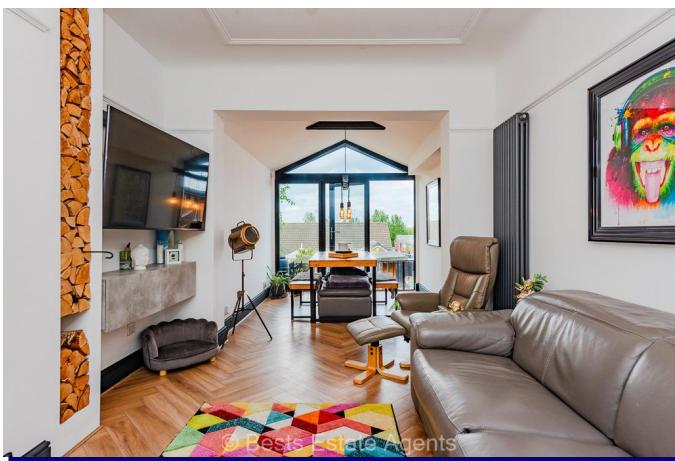


bp5442



18 Adela Road  
Runcorn  
WA7 4TU  
Extended 3 Bed Semi Detached  
House

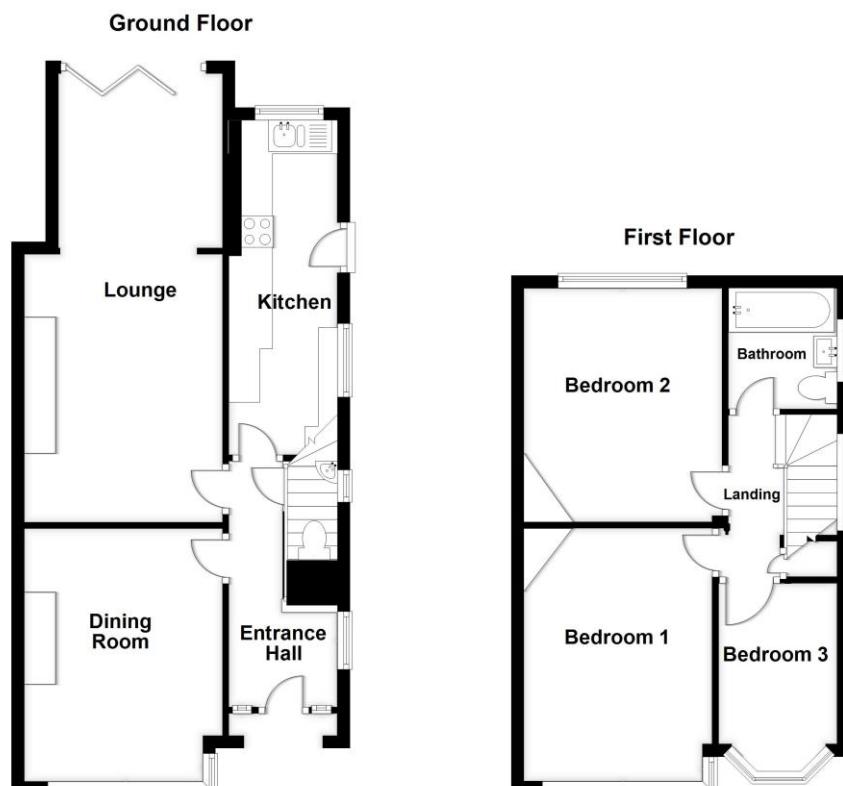
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**£230,000**  
**Viewing Advised**



## 18 Adela Road, Runcorn, Cheshire, WA7 4TU

\*MATURE BAY FRONTED FAMILY HOME WITH A MODERN TWIST - EXTENDED TO REAR WITH BIFOLD DOORS TO GARDEN\* This three bedroom semi detached home offers the perfect blend of traditional and contemporary interiors. Presented to pleasing standards throughout and benefiting from a single storey rear extension which provides extra living space to the lounge which has bi folding door's opening to the excellent rear garden. Upon entering this impressive home viewers will be greeted by a bright and welcoming hallway, dining room with dual fuel stove, extended lounge with inset wood burning stove and bi fold doors to rear, modern kitchen and useful WC to the ground floor whilst at first floor level three bedrooms and a recently updated bathroom complete the first floor. The property has a tarmac frontage providing off road parking, this leads through timber gates to a detached single garage to the rear. The split level rear garden is the perfect space for those who like to entertain having composite decked areas, lawn garden and a garden store which has potential to be a bar or home office space. A property where only internal inspection will reveal its true appeal. 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](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. 18/06/2024 16:18:32 The content of these sales details are the copyright of Bests Estate Agents.

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

### Entrance Hallway

Recessed entrance, recently installed composite front door opens to entrance hallway, stain glass window to side elevation, meters and services cupboard, contemporary style double panel radiator, fitted plate rail, herringbone laid wood effect flooring.

### Ground Floor Cloaks

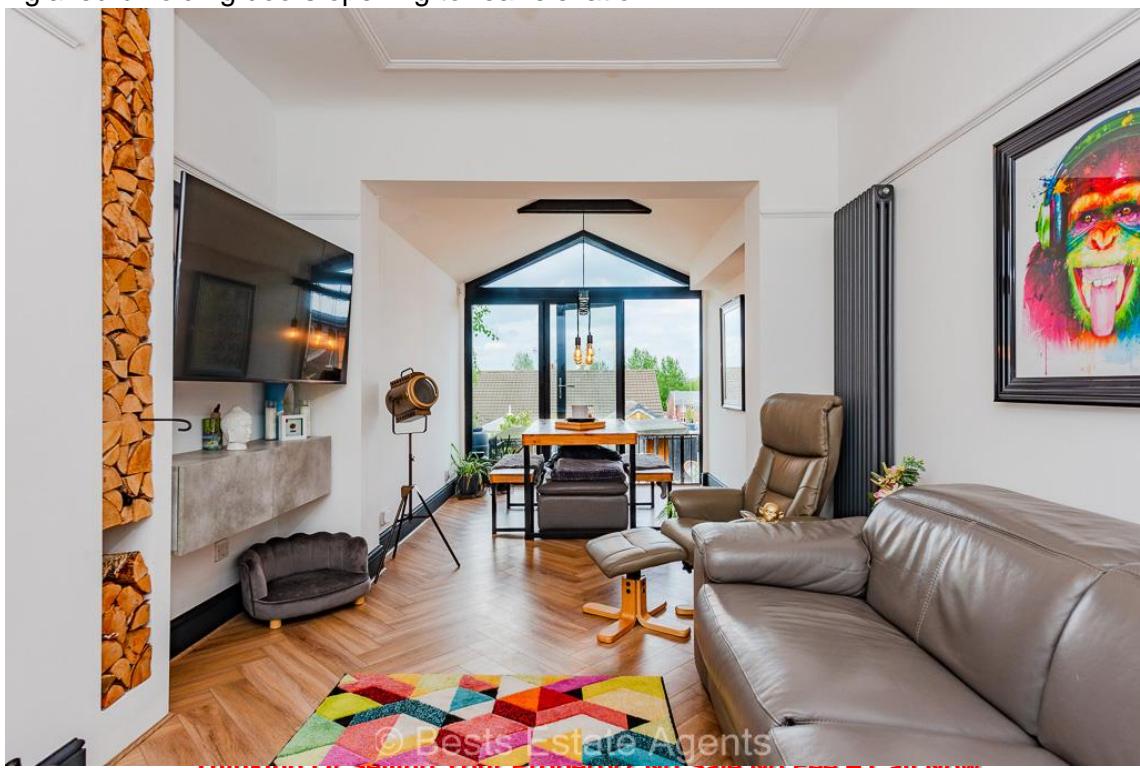
Fully tiled, low level WC, corner wash hand basin with mixer tap over, PVC double glazed window to side elevation.

**Dining Room 13' 4" x 10' 3" (4.06m x 3.12m)**

Wood effect laminate flooring, fitted picture rail, PVC double glazed window to front elevation, five double power points, wall mounted radiator, dual fuel stove standing on decorative hearth with wooden mantle.

**Extended Lounge 24' 4" x 10' 0 maximum" (7.41m x 3.05m)**

Herringbone laid wood effect flooring, inset wood burning stove, integrated log store, fitted picture rail, six double power points, two tall contemporary style radiators, double glazed bi folding doors opening to rear elevation.



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### **Kitchen 17' 6" x 5' 10 maximum" (5.33m x 1.78m)**

Having a range of high gloss fitted base and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, plumbing and drainage for automatic washing machine, in set four ring gas hob with filter hood above and highline electric double oven, concealed wall mounted combination gas central heating boiler, attractive splash back tiling, integrated fridge freezer, PVC double glazed windows to side and front elevations, split barn style composite door, tiled floor, three double power points.



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### **First Floor Landing**

Stairs from hall to first floor landing, feature stained glass window to side elevation, fitted picture rail, access to loft, built in storage cupboard.

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### **Bedroom One Front 10' 1" x 13' 9" (3.07m x 4.19m)**

PVC double glazed window to front elevation, wood effect laminate flooring, wood panelling to one wall, three double power points, single panel radiator, fitted picture rail.



### **Bedroom Two Rear 12' 0" x 10' 3" (3.65m x 3.12m)**

PVC double glazed window to rear elevation, single panel radiator, two double and one single power points, built in fitted bedroom furniture, fitted picture rail.

### **Bedroom Three Front 9' 10" x 6' 4" (2.99m x 1.93m)**

PVC double glazed bay window to front elevation, single panel radiator, fitted picture rail, one single power point.



### **Bathroom**

A recently updated fully tiled room having low level WC, wash hand basin with vanity storage beneath and mixer tap over, fitted shower bath with mixer tap and shower attachment, chrome effect heated towel rail, LED wall mirror, PVC double glazed window to side elevation.



### **Externally**

Property is fronted by a tarmac driveway providing off road parking, double timber gates open to the side of the property where there is a detached single garage with metal up and over door, power and light and useful pit for working on motor vehicles. The rear garden is split level with steps down to a lower section with composite wood decked covered seating area plus further patio area, laid lawn and useful timber garden store which could easily be converted into office space or bar etc.

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### Useful Information About This Property:

- UPDATED AND IMPROVED
- EXTENDED TO REAR
- GREAT GARDEN FOR ENTERTAINING
- MODERN FINISH
- NEW BATHROOM
- COMBINATION HEATING
- CLOSE TO RAILWAY STATION
- Council Tax Band: B

### **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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