

bp5361



11 Stanley Villa's  
Runcorn  
WA7 4NW  
4 Bed Terraced Character  
Property

Independent Family Owned Estate Agents  
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Offers in Excess of  
£250,000



## 11 Stanley Villas, Greenway Road, Runcorn, Cheshire, WA7 4NW

**\*STUNNING MATURE TERRACE HOME IN PRIME HIGHER RUNCORN LOCATION\***  
This beautiful FOUR bedroom mid terrace home oozes character whilst retaining many of its original features. Located at the top of Greenway Road close to memorial gardens and the cenotaph stands an imposing row of Victorian Villa's which offer the perfect, sizable family accommodation arranged over three floors. This particular property boasts a perfect blend of traditional and modern interior features and we are sure those who view will be impressed. Consisting of an entrance vestibule with feature 'Minton' tiled floor and original inner door with stained glass panels which opens to a large welcoming hallway with access to a useful cellar, lounge with ornate fire and large bay window. A day room, dining room, WC and extended kitchen with feature glass roof complete the ground floor. The first floor provides three good sized bedrooms and a family bathroom whilst the fourth bedroom is accessed via a turn staircase from the first floor landing. Externally, the property has a very pleasant mature front garden, adding to its curb appeal. Whilst, to the rear a large low maintenance yard with wood decked patio area can be found, beyond which there is a useful garage/workshop with roller shutter door power and light. Opportunities to purchase one of these impressive terrace homes do not arise often and therefore we strongly advise early viewing to avoid missing out.  
EPC:TBC

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

### **Entrance Vestibule**

Original front door opens to entrance vestibule, Minton tiled floor, fitted dado rail, coved ceiling.

### **Hallway**

Stained glass panel door opens to hallway, sanded original flooring, tall contemporary style double panel radiator, coved ceiling, double socket, access to useful cellar.



### **Lounge 15' 4 into bay window" x 13' 5" (4.67m x 4.09m)**

PVC double glazed bay window to front elevation, original sanded floor boards, period style open fire with tiled hearth and decorative fire surround, original coved ceiling, fitted ceiling rose, two double power points, fitted wall lights, single panel radiator.

### **Day Room 12' 11" x 11' 10" (3.93m x 3.60m)**

PVC double glazed window to rear elevation, original coved ceiling, fitted ceiling rose, period style oak fire surround with open fire, single panel radiator, fitted wall lights, two double power points.



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### Dining Room 13' 7" x 10' 3" (4.14m x 3.12m)

Two PVC double glazed windows to side elevation, single panel radiator, original alcove cabinetry, built in pantry cupboard, original tiled floor, one double power point, period style fire with decorative fire surround.



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### Ground Floor Cloaks

Low level WC, wash hand basin, tiled floor.



### Extended Kitchen 18' 4" x 9' 10 maximum" (5.58m x 2.99m)

Having a range of fitted high gloss contemporary style base and wall units comprising inset one and a half bowl porcelain style sink with high neck mixer tap over, plumbing and drainage for automatic washing machine and dishwasher, five ring electric hob with filter hood above, integrated electric oven, period style radiator, five double power points, PVC double glazed window and entrance door to side elevation, feature PVC extension area with double glazed windows to side and rear elevations and glass roof with opening roof light.



### Cellar 14' 6" x 13' 1" (4.42m x 3.98m)

A useable storage room having single panel radiator, fitted down lighters and PVC double glazed entrance door opening to rear elevation, four double power points.

### First Floor Landing

Stairs from entrance hall to first floor landing, two single power points, period style radiator, fitted skylight, built in storage cupboard.



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**Bedroom One Front 17' 9" x 13' 0" (5.41m x 3.96m)**

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



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**Bedroom Two Rear 12' 11" x 11' 10" (3.93m x 3.60m)**

PVC double glazed window to rear elevation, period style fire, one double power point.

**Bedroom Three Rear 14' 1" x 7' 5" (4.29m x 2.26m)**

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



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### Bathroom

Having a white suite comprising low level WC, wash hand basin with vanity storage beneath, corner bath with telephone style mixer shower tap over, built in storage cupboard housing gas central heating boiler, single panel radiator, half panelling to walls, splash back tiling, double glazed window to rear elevation, fitted dado rail, access to useful loft space.

### Bedroom Four 16' 3" x 13' 3" (4.95m x 4.04m)

Turn staircase from first floor landing to bedroom four, single panel radiator, useful eaves storage, fitted Velux roof light, two double power points.



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### Externally

Property stands in a prominent position at the top of Greenway Road being fronted by a mature garden with pathway entrance, whilst to the rear there is a fully enclosed generously sized, low maintenance yard with paved and wood decked patio areas leading to a detached garage to the rear with power/light and roller shutter door.



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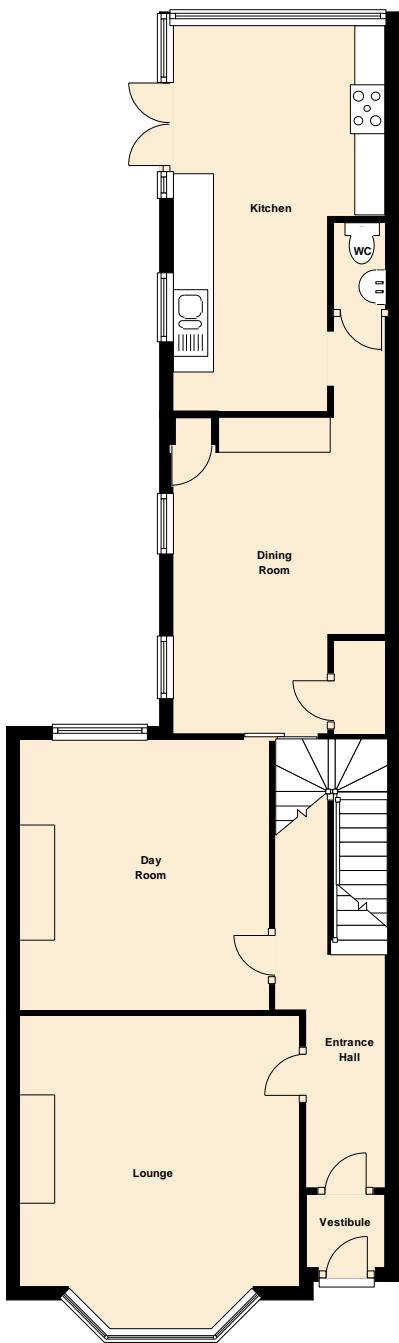
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### Useful Information About This Property:

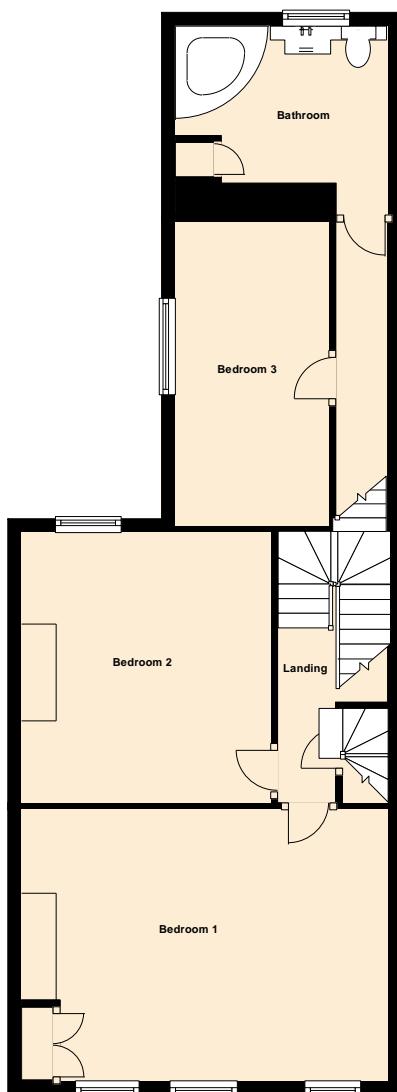
- IMPRESSIVE FAMILY HOME
- PERFECT BLEND OF TRADITIONAL AND MODERN FITTINGS
- HIGHER RUNCORN LOCATION
- ARRANGED OVER THREE FLOORS
- GARAGE TO REAR
- EXTENDED KITCHEN
- BEAUTIFUL PERIOD HOME
- COUNCIL TAX BAND: C

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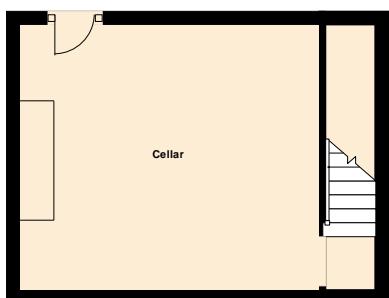
Ground Floor



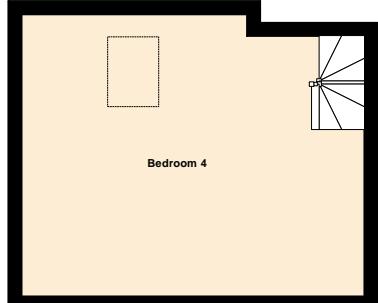
First Floor



Basement



Second Floor



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**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. 11/11/2023 16:12:04 The content of these sales details are the copyright of Bests Estate Agents.

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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.