

bp5156



4 Red Pier Crescent  
Runcorn  
WA7 1JD  
3 Bed Semi Detached House

Independent Family Owned Estate Agents  
T: 01928 576368 E: [Terry@bests.co.uk](mailto:Terry@bests.co.uk)  
[www.bestsof.uk](http://www.bestsof.uk)

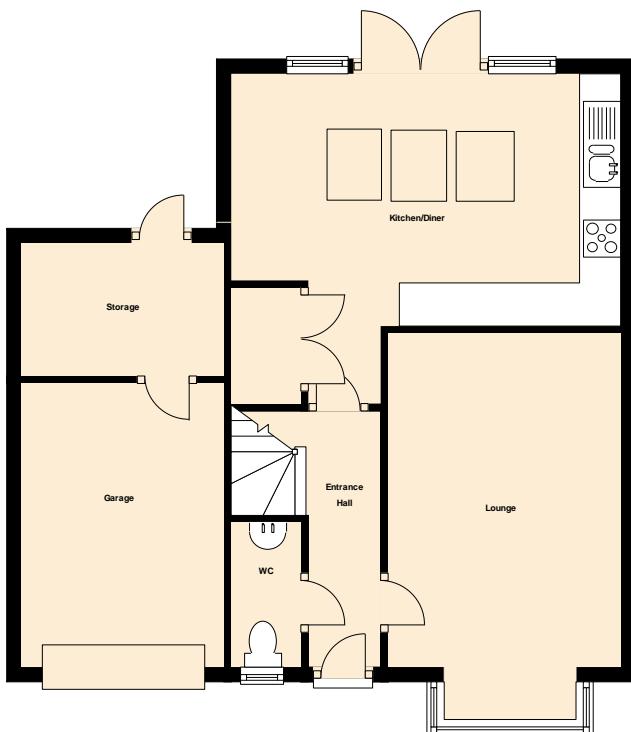
**£265,000**  
**Viewing Advised**



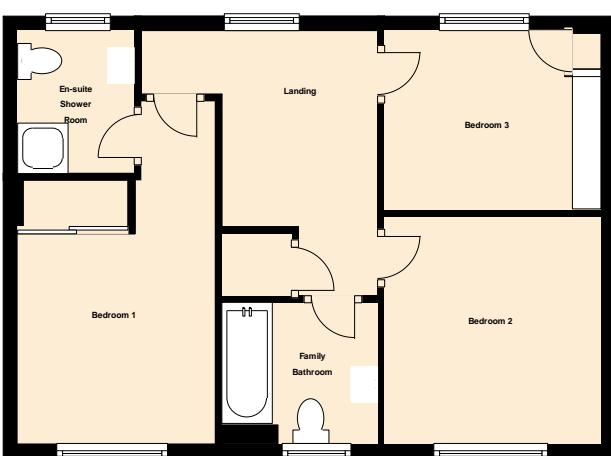
## 4 Red Pier Crescent, Runcorn, Cheshire, WA7 1JD

\*STUNNING MODERN HOME - GOOD SIZE BEDROOMS - VERY WELL PRESENTED THROUGHOUT\* Bests Estate Agents are pleased to bring this THREE bedroom semi detached home to the open market. Constructed in 2019, this modern home boasts a quality finish and has the perfect kitchen dining room for those who like to entertain, being flooded with light from the three roof windows whilst the large French doors open to the low maintenance garden which has composite decking and artificial grass. The property stands in an appealing position being fronted by ample off road parking and a lawn garden and upon entering viewers will find accommodation which briefly consists as follows: Entrance hall with WC, lounge with bay window to front and impressive kitchen to the rear. At first floor level three good size bedrooms the master of which has a en-suite shower room can be found at first floor level. The useful integral garage offers excellent storage space and has been sub divided to provide two separate sections. Overall an impressive family home presented to high standards throughout and located within a convenient and accessible part of town. Viewing highly advised. EPC: B (84)

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](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. 06/06/2022 11:36:59 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 composite double glazed front door opens to : A welcoming hallway, double power point, single panel radiator, Amtico flooring.

### **Ground Floor Cloaks**

Low level WC wash hand basin, mixer tap over, PVC double glazed window to front elevation, single panel radiator, Amtico flooring.



### **Lounge 17' 5" into bay window x 10' 4" (5.30m x 3.15m)**

PVC double glazed bay window to front elevation, Amtico flooring, double panel radiator, five double power points, TV aerial & virgin media points.



### **Kitchen/Dining Room 17' 4" x 14' 7" max(5.28m x 4.44m)**

Having a range of High gloss base and wall units comprising: Single drainer stainless steel sink with high neck flexible mixer tap over, five burner gas hob, filter hood above, high line double electric oven, integrated fridge/freezer & dishwasher, double panel radiator, three fitted Velux style roof lights with blackout blinds, PVC double glazed French door to rear elevation, mini ceiling downlighters, Amtico flooring, four double, one single power points. Useful built-in utility cupboard with plumbing and drainage for automatic washing machine, fitted extractor fan, double power point.



## First Floor Landing

Stairs from hall to first floor, PVC double glazed window to rear elevation, single panel radiator, loft access, built-in storage cupboard, double power point.



## Bedroom One Front 15' 8" x 9' 1" (4.77m x 2.77m)

PVC double glazed window to front elevation, single panel radiator, four double power points, TV aerial point. Built-in mirror fronted sliding wardrobes.



## En-suite Shower Room

Low level WC, wash hand basin, mixer tap over, vanity storage below. Fully tiled walk-in shower enclosure, mixer shower attachment, mini ceiling downlighters, PVC double glazed window to rear elevation.



## Bedroom Two Front 10' 4" x 9' 10" (3.15m x 2.99m)

PVC double glazed window to front elevation, single panel radiator, four double power points, TV aerial point,

## Bedroom Three Rear 9' 10" x 8' 2" (2.99m x 2.49m)

PVC double glazed window to rear elevation, single panel radiator, three double power points, aerial point. Built-in bedroom furniture and dressing table.



**Thinking Of Selling Your Property? No Sale No Fee – Call Now.**

### Family Bathroom

Panel bath with fitted lass shower screen, mixer tap over, pedestal wash hand basin, mixer tap over, storage beneath, mini ceiling downlighters, chrome effect heated towel rail. PVC double glazed window to front elevation. Amtico flooring.



### Externally

The property occupies a commanding position being fronted by ample parking and lawned garden with perimeter hedgerow. driveway leads to a integral single garage which has been sub divided with power & light, metal up-over door, wall mounted combination gas central heating boiler, separate rear access. To the rear there is a recently landscaped garden for ease of maintenance, paved patio area, composite wood decked area, artificial grass, LED mood lighting, two external power supplies, lighting, water supply. Remote controlled eves lighting is also installed.





### **Useful Information About This Property:**

- VERY WELL PRESENTED HOME
- B RATED EPC
- BEAUTIFUL KITCHEN DINING ROOM
- AMPLE OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN
- CONVENIENT LOCATION
- EN-SUITE BATHROOM TO MASTER
- COUNCIL TAX BAND: D

### **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.