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38 Paddock Rise  
Runcorn  
WA7 3HL  
3 Bed Detached House

£240,000

Viewing Advised

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## 38 Paddock Rise, Beechwood, Runcorn, Cheshire, WA7 3HL

\*Modern Three Bedroom Detached Home - Popular Beechwood Location - Perfect For Families - Beautiful Kitchen With Bi Folds to Rear - Great Garden For Entertaining\* This modern three bedroom detached home stands within a quiet cul de sac along Paddock Rise in the ever popular Beechwood area, perfectly suited to buyers seeking a well presented home ready to move into. The property offers well proportioned accommodation throughout, with good sized bedrooms and a particularly impressive updated kitchen dining area forming the heart of the home, complete with bi folding doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. Externally, the property is fronted by a lawn garden and block paved driveway which leads to a carport to the side providing covered parking beyond whilst to the rear, the detached former garage is currently utilised as a gym/storage and offers a versatile space which could suit a variety of uses. Beechwood remains a popular choice for families, with two highly regarded primary schools close by along with local amenities, whilst the cul de sac position ensures a quieter setting away from passing traffic. A great opportunity for those looking for a modern detached home within a sought after and established location. EPC: C (71)



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. 26/03/2026 15:28:23 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance Hallway**

Composite double glazed front door opens to hallway, wood effect laminate flooring, fitted dado rail, meters and services cupboard.

### **Lounge 13' 11 maximum" x 12' 3" (4.24m x 3.73m)**

PVC double glazed window to front elevation, double panel radiator, coved ceiling, wood effect flooring, fitted media wall with wall mounted electric fire and alcove cabinetry, four double power points.



**Kitchen/ Dining Room 17' 4" x 8' 11" (5.28m x 2.72m)**

Having a range of quality fitted base and wall units with 'Butchers block' working surfaces, one and a half bowl single drainer stainless steel sink with flexible mixer tap over, in set four ring electric hob with electric oven beneath and filter hood above, plumbing and drainage for automatic washing machine, integrated dishwasher and fridge freezer, attractive splash back tiling, PVC double glazed window and Bi-folding doors to rear elevation, four double single power points, wood effect flooring, fitted down lighters.



### First Floor Landing

Stairs from hall to first floor landing, single power point, fitted dado rail, access to loft with pull down ladder, glass banister, PVC double glazed window to side elevation.

### Bedroom One Front 10' 10" x 10' 8" (3.30m x 3.25m)

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



### Bedroom Two Rear 10' 10 maximum" x 10' 7" (3.30m x 3.22m)

PVC double glazed window to rear elevation, single panel radiator, wood effect flooring, built in wardrobes, one double two single power points.

### Bedroom Three Rear 8' 4" x 6' 3" (2.54m x 1.90m)

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



### Bathroom

Having a white three piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, shower bath with fitted glass shower screen, mixer shower with waterfall style shower head, splash back tiling, PVC double glazed window to front elevation, wood effect flooring, fitted down lighters, chrome effect heated towel rail, built in storage cupboard housing wall mounted combination gas central heating boiler.



### Externally

Property forms part of a pleasant Cul de sac being fronted by a laid lawn garden and a block paved driveway providing off road parking leading to a attached carport with metal up and over door, whilst to the rear there is a very reasonable sized low maintenance garden with extensive paved patio, artificial lawn and separate side access, the former garage has had a recent replacement roof, glazed panel doors to the front currently used as a gym/storage but has potential for conversion.



**Useful information about this property:**

- Detached Family Home
- Great Kitchen Diner With Bi Fold to Garden
- Carport & Detached Former Garage
- Popular Beechwood Location
- Freehold Tenure
- Well Proportioned
- Landscaped Rear Garden
- Council Tax Band: C

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