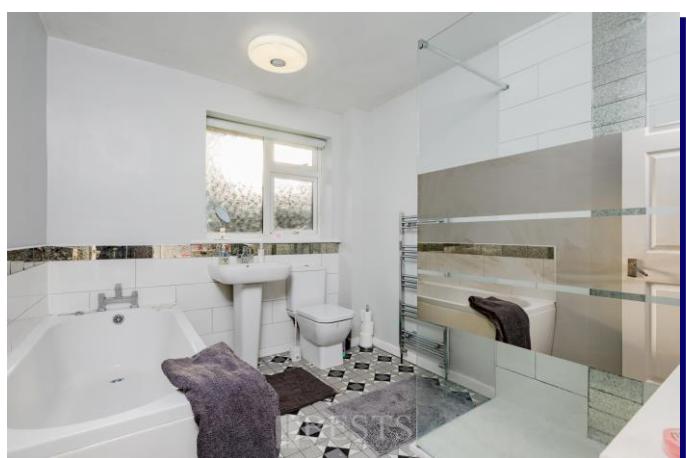


bp5671



3 Vista Road
Higher Runcorn
WA7 4PB
3 Bed Semi Detached House

Independent Family Owned Estate Agents
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www.bestsof.co.uk

£275,000

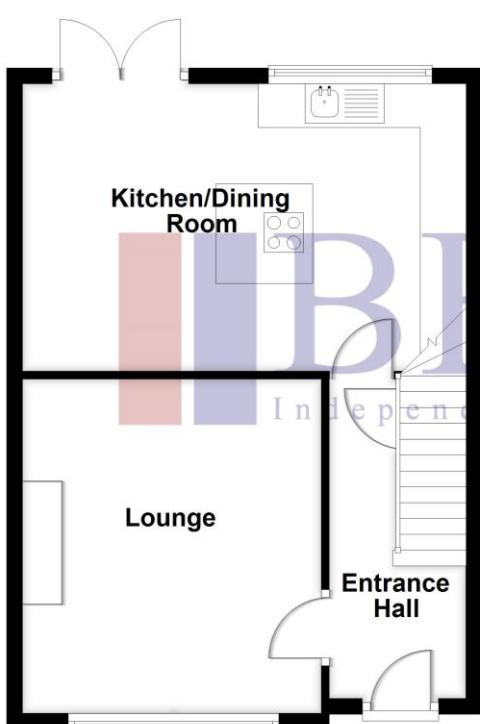
Viewing Advised



3 Vista Road, Runcorn, Cheshire, WA7 4PB

Higher Runcorn Location - Deceptively Spacious Home - Chain Free Located at the top of Oxford Road is Vista Road, perfectly positioned within town having highly regarded primary and secondary schooling a stones throw away whilst being just a short walk away from Heath Park and Runcorn Hill, making it the perfect choice for those who have growing families. These deceptively spacious homes offer a modern layout which has been improved over recent years by the current owner. A welcoming hallway gives access to the lounge at the front of the property whilst the modern open plan kitchen diner sits to the rear, an excellent entertaining space which boasts stone work surfaces, integrated appliances and a central island. At first floor level there are two generous double rooms and a further third bedroom which is a little larger than commonly found in properties of this era whilst the family bathroom has a bath and separate, oversized walk in shower. Outside, off road parking is provided by a tarmac driveway which leads to a detached garage at the rear. The rear garden is a manageable size, having been recently landscaped with a large paved patio and raised boarders making it an excellent entertaining space. Why not take a closer look today!

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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 12/01/2026 09:44:04 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Composite front door opens to a welcoming hallway, coved ceiling, single panel radiator, under stairs storage cupboard, real wood flooring.

Lounge 13' 10" x 12' 5" (4.21m x 3.78m)

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, two single power points, living flame coal effect gas fire standing on decorative hearth and back, coved ceiling.



Kitchen | Dining Room 18' 7" x 11' 11" (5.66m x 3.63m)

Having a recently installed kitchen with fitted base and wall units with central island comprising of single drainer stainless steel sink with high neck flexible mixer tap over, inset four ring gas hob with electric oven set in central island, integrated fridge freezer, washing machine, microwave and dishwasher, concealed wall mounted combination gas central heating boiler, PVC double glazed window and French doors to rear elevation, fitted mini ceiling down lighters, double panel radiator, five double power points.



First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, access to loft.

Bedroom One Front 14' 0" x 10' 6" (4.26m x 3.20m)

PVC double glazed window to front elevation, single panel radiator, coved ceiling, fitted wardrobes with mirrored sliding fronts, two single power points.

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



Bedroom Two Rear 12' 0" x 10' 6" (3.65m x 3.20m)

PVC double glazed window to rear elevation, wood effect laminate flooring, single panel radiator, coved ceiling, two single power points.

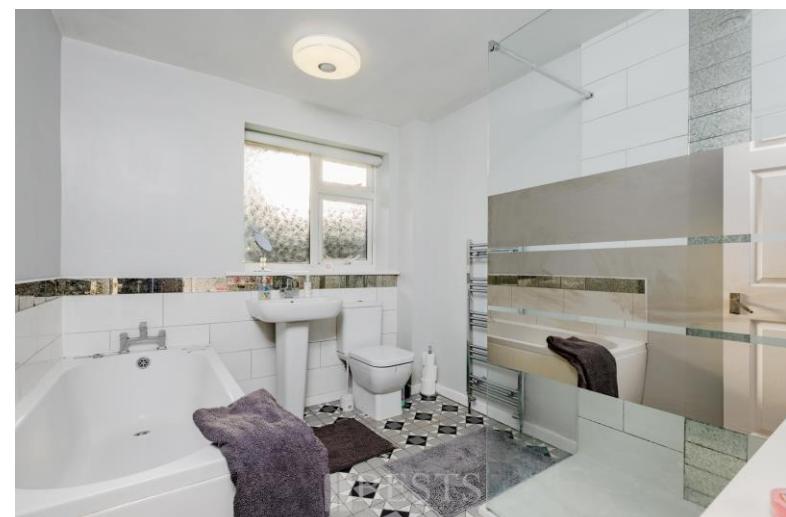
Bedroom Three Front 9' 7 maximum" x 7' 9 maximum" (2.92m x 2.36m)

PVC double glazed window to front elevation, wood effect laminate flooring, single panel radiator, one single power point, built in storage cupboard.



Bathroom

Having a white four piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap, over sized tiled walk in shower enclosure with mixer shower, waterfall style shower head and additional shower wand, chrome effect heated towel rail, splash back tiling, PVC double glazed window to rear elevation, fitted extractor fan.



Externally

Property is fronted by a garden and tarmac driveway providing off road parking which leads to a detached garage at the rear of the property which has power, light and electric roller shutter style door. To the rear there is a recently landscaped reasonable sized garden, themed for ease of maintenance having extensive paved patio, raised planters.



Useful information about this property:

- Desirable Higher Runcorn Location
- Highly Regarded Schooling Close By
- Ideal Family Home
- Close to Heath Park
- No Chain Delay
- Detached Garage
- Deceptively Spacious Design
- Council Tax Band: C

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.