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9 Whitby Road  
Runcorn  
WA7 5PS  
Extended 3 Bed Semi Detached  
House in Large Plot

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£260,000

## 9 Whitby Road, Runcorn, Cheshire, WA7 5PS

**\*IMPRESSIVE CORNER PLOT - SOUTH FACING REAR GARDEN - EXTENDED TO REAR - DETACHED TWIN GARAGE \*** This mature bay fronted home offers potential buyers a little more than the standard property within the area. Standing within an elevated corner position with ample off road parking and a detached twin garage to the side. Having been extended to the rear to provide a larger, updated kitchen and lounge this well presented period home is certainly one not to be missed. A bright hallway greets viewers upon entering the property and gives access to the lounge and dining room along with the great size extended kitchen which has been updated with modern high gloss units, a bright space overlooking the generous garden. At first floor level two double bedrooms, a further bedroom and a family bathroom can be found. Externally, the pressed concrete driveway provides ample off road parking and leads to the twin garage which has newly installed roller shutter doors. The impressive sized rear garden is much larger than average and enjoys a southerly aspect offering ample potential for buyers to create their dream outside space. 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. 24/10/2024 11:24:41 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, PVC double glazed front door opens to entrance hallway, wood effect laminate flooring, PVC double glazed window to side elevation, double power point, contemporary style double panel radiator, built in under stairs storage cupboard with PVC double glazed window to side elevation.

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**Lounge 21' 8" x 9' 8" (6.60m x 2.94m)**

Wood effect laminate flooring, PVC double glazed French doors to rear elevation, double panel radiator, two double and two single power points, coved ceiling.

**Dining Room 13' 2 into bay window" x 10' 9" (4.01m x 3.27m)**

PVC double glazed bay window to front elevation, double panel radiator, wood effect laminate flooring, coved ceiling, fitted wall lights, two double power points.



**Kitchen 18' 7" x 6' 6" extending to 11' 5" (5.66m x 1.98m)**

Having recently installed high quality high gloss fitted base and wall units with extensive Quartz working surfaces, one and a half bowl sink with single side drainer and flexible high neck mixer tap over, five ring induction hob with contemporary style filter hood above, highline electric oven with integrated microwave, integrated fridge freezer and dishwasher, plumbing and drainage for automatic washing machine, high gloss tiled flooring, PVC double glazed windows to side and rear elevations and PVC double glazed entrance door to rear elevation, fitted mini ceiling down lighters, five double power points, tall contemporary style double panel radiator.





### First Floor Landing

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

### Bedroom One Front 13' 10" into bay window" x 10' 9" (4.21m x 3.27m)

PVC double glazed bay window to front elevation, three double power points, double panel radiator.

### Bedroom Two Rear 11' 6" x 9' 7" (3.50m x 2.92m)

PVC double glazed window to rear elevation, four double power points, double panel radiator.



### Bedroom Three Front 7' 0" x 5' 6" (2.13m x 1.68m)

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



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### **Bathroom**

Having a white three piece suite comprising of low level WC, pedestal wash hand basin with mixer tap over, P shaped shower bath with fitted glass shower screen and mixer tap with shower attachment, built in storage cupboard housing combination gas central heating boiler, double panel radiator, PVC double glazed window to rear elevation, attractive splash tiling, access to loft which is partially boarded.



### **Externally**

Property stands in a prominent elevated corner position along Whitby Road being fronted by a fully pressed concrete frontage which leads to the side of the property where there is a detached twin garage with recently installed roller shutter doors, power, light and separate side access. Whilst, to the rear there is an impressive much larger than average sized south facing garden with Indian stone paved patio area, mature planted borders.



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

- EXTENDED FAMILY HOME
- MUCH LARGER THAN AVERAGE PLOT
- SOUTH FACING REAR GARDEN
- UPDATED AND EXTENDED KITCHEN
- COMBINATION GAS CENTRAL HEATING
- CLOSE TO HIGHLY REGARDED SCHOOLING
- FREEHOLD TENURE
- COUNCIL TAX BAND: B

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