

bp5142



1 Chetton Drive
Runcorn
WA7 6RA
3 Bed Detached House

Offers In Excess Of
£225,000

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1 Chetton Drive, Runcorn, Cheshire, WA7 6RA

THREE GOOD SIZE BEDROOMS - CONSERVATORY - UPDATED KITCHEN Bests Estate Agents bring this extended THREE bedroom DETACHED family home to the open market. Having been extended and improved now offering excellent family living with good size bedrooms and a useful nursery/study at first floor level. The current owners have recently updated the impressive kitchen which now has a modern contemporary style finish. PVC double glazing is installed throughout along with a recently updated combination gas central heating boiler. Situated within a popular residential area close to Runcorn East Station and having scenic walks along the Bridgewater Canal just minutes away. Briefly consisting of: entrance hall, lounge, dining room, kitchen, conservatory and WC to the ground floor whilst three good size bedrooms plus an additional room ideal for nursery or study space and a family bathroom with free standing bath and separate walk in shower complete the first floor. Externally, a paved frontage provides ample parking whilst the rear garden is themed for ease of maintenance and is not directly overlooked. EPC:TBC

Floorplan coming soon

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. 30/04/2022 13:21:09 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Canopied entrance, PVC double glazed front door opens to hall, wood effect laminate flooring, single panelled radiator, fitted dado rail, one single power point, stairs to first floor.

Lounge 14' 1" x 10' 8" (4.29m x 3.25m)

Double panelled radiator, coved ceiling, PVC double glazed bow window to front elevation, two double two single power points.

Dining Room 14' 0" x 10' 8" (4.26m x 3.25m)

Coved ceiling, double panelled radiator, PVC double glazed window and French doors to rear elevation, one double two single power points, under stairs storage cupboard.



Kitchen 17' 3" x 7' 1" (5.25m x 2.16m)

Having been recently updated with a contemporary style kitchen consisting of fitted base and wall units with contrasting square edge work surfaces, one and a half bowl single

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drainer sink with flexible mixer tap over, space for gas range cooker with filter hood above, plumbing and drainage for washing machine, attractive splash back tiling, contemporary style double panel radiator, slate style laminate flooring, three double one single power points, fitted roof light, PVC double glazed window to rear elevation plus PVC double glazed entrance door to conservatory.



Conservatory 14' 5" x 8' 4" (4.39m x 2.54m)

PVC double glazed units, two double power points, entrance door to rear elevation.

Former Garage

Internal door from kitchen opens to former garage which now offers a valuable additional ground floor cloaks, with low level WC, vanity wash hand basin, double panelled radiator, fitted extractor, plus utility area with plumbing and drainage for automatic washing machine, one double power point, the remainder of the garage area now provides storage, power and light and water supply.



First Floor Landing

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

Bedroom 1 Rear 14' 0" x 8' 10" (4.26m x 2.69m)

Having full width and height mirror sliding wardrobes with hanging rails and shelves, fitted dado rail, two single power points, single panelled radiator, PVC double glazed window to rear elevation with pleasant views towards Daresbury.

Bedroom Two Front 13' 3" x 8' 0" (4.04m x 2.44m)

Single panelled radiator, one double one single power points, PVC double glazed window to front elevation.



**Bedroom Three Front 13' 1" x 7' 10"
(3.98m x 2.39m)**

Single panelled radiator, PVC double glazed window to front elevation, two single power points.

Nursery/Study 6' 7" x 5' 8" (2.01m x 1.73m)

One single power point, PVC double glazed window to front elevation.

Bathroom

Having a freestanding bath with mixer shower attachment, pedestal wash hand basin, separate fully tiled walk in shower enclosure with electric shower, half tiling to walls, heated towel rail, PVC double glazed window to rear elevation. Separate Toilet, with low level WC, wash hand basin, single panelled radiator, half tiling to walls, PVC double glazed window to side elevation.



Externally

The property occupies a corner position at the entrance to Chetton Drive, being fronted by extensive paved area which provides off road parking. To the rear of the property there is a manageable sized enclosed garden themed for ease of maintenance having raised wood deck patio area and lower garden area with paved patio area and artificial grass area, all of which is not directly overlooked.



Useful Information About This Property:

- EXCELLENT FAMILY HOME
- THREE GOD SIZE BEDROOMS PLUS NURSEY/STUDY
- GROUND FLOOR WC
- CONSERVATORY
- UPDATED KITCHEN
- RECENTLY UPDATED BOILER
- POPULAR AREA
- Council Tax Band:

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