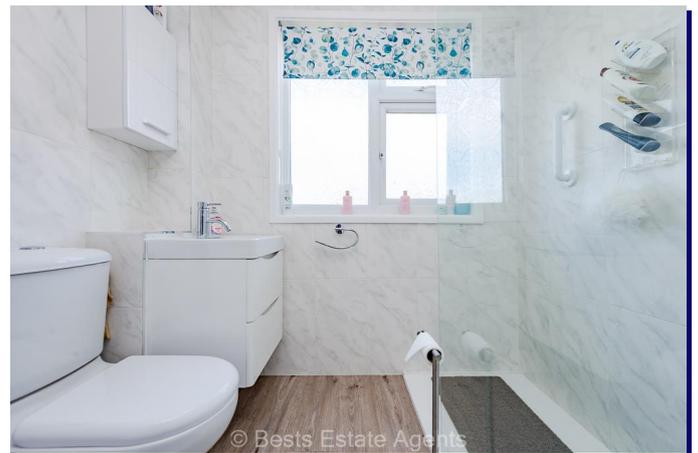


bp5429



13 Porthleven Road  
Sutton Park  
Runcorn  
WA7 6BE

3 Bed Link Detached House

Independent Family Owned Estate Agents  
T: 01928 576368 E: Terry@bests.co.uk

[www.bests.co.uk](http://www.bests.co.uk)

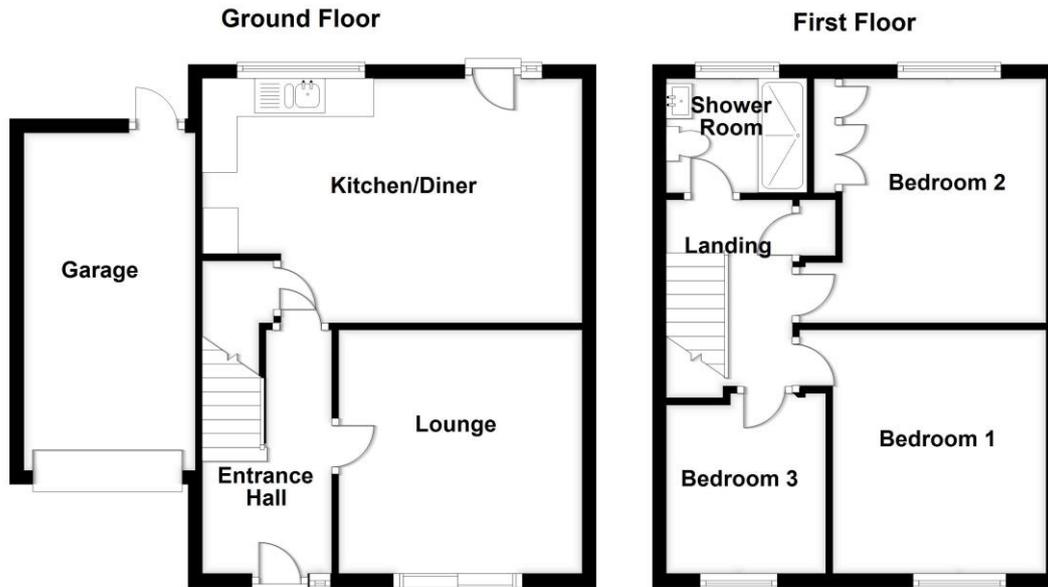
£175,000

Viewing Advised



## 13 Porthleven Road, Sutton Park, Runcorn, Cheshire, WA7 6BE

\*SPACIOUS LINK DETACHED FAMILY HOME IN POPULAR & CONVENIENT AREA\*  
This THREE bedroom link detached family home is brought to the market with NO CHAIN DELAY and is perfect for those with young families having amenities and schooling within walking distance. Having been owned since new by the current owner who has lovely maintained this surprisingly spacious home throughout their ownership creating a warm and welcoming feel. The accommodation briefly comprises of: entrance hallway, lounge and great size kitchen diner to the ground floor whilst three good sized bedrooms and a recently updated shower room complete the first floor. Externally, the property is fronted by a lawn garden and driveway giving access to a attached garage whilst the rear garden is of a reasonable size having lawn garden and paved patio. 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. 19/04/2024 13:32:42 The content of these sales details are the copyright of Bests Estate Agents.

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

### **Entrance Hallway**

Canopied entrance- PVC double glazed front door opens to hallway, two double power points, electric storage heater.

### **Lounge 11' 5" x 11' 7" (3.48m x 3.53m)**

PVC double glazed sliding patio doors to front elevation, wood effect vinyl flooring, electric storage heater, four double power points.



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### **Kitchen/Dining Room 17' 8" x 11' 7" (5.38m x 3.53m)**

Having a range of fitted base and wall units comprising one and a half bowl stainless steel sink with high neck mixer tap over, electric cooker point, plumbing and drainage for automatic washing machine, splash back tiling, PVC double glazed window and entrance door to rear elevation, wood effect laminate flooring, five double and one single power points, built in under stairs storage cupboard, electric storage heater.



### **First Floor Landing**

Access to loft, built in storage cupboard housing insulated hot water cylinder, one single power point.

### **Bedroom One Front 11' 7" x 9' 8" (3.53m x 2.94m)**

PVC double glazed window to front elevation, two double power points, electric storage heater, built in bedroom furniture.



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### **Bedroom Two Rear 11' 6 maximum" x 11' 8" (3.50m x 3.55m)**

PVC double glazed window to rear elevation, electric storage heater, built in bedroom furniture, three double and one single power points.

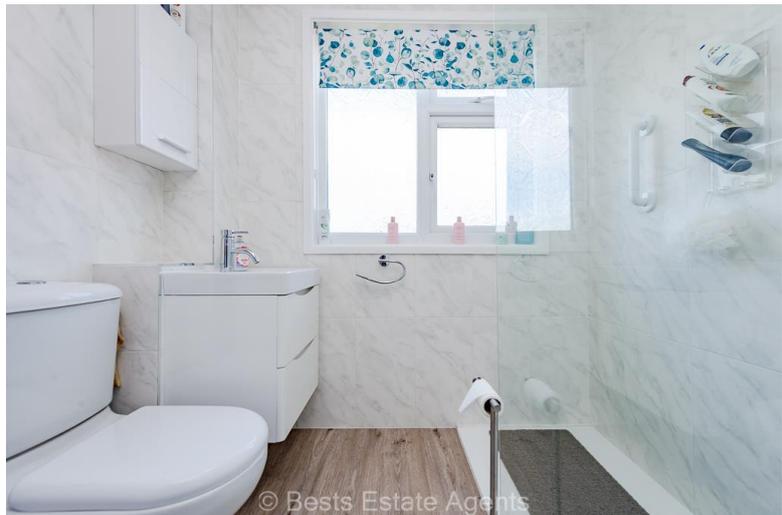


### **Bedroom Three Front 8' 8" x 7' 9" (2.64m x 2.36m)**

PVC double glazed window to front elevation, electric storage heater, one double power point.

### **Shower Room**

A recently updated fully tiled room having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, over sized fully tiled walk in shower enclosure with electric shower, chrome effect heated towel rail, PVC double glazed window to rear elevation.



### **Externally**

Property occupies a tucked away position along Porthleven Road being fronted by a manageable sized lawn garden, a paved driveway provides off road parking and leads to an attached single garage with electric up and over door, power, light and separate rear access, to the rear of the property there is a fully enclosed reasonable sized garden with laid lawn, paved patio, mature stocked borders.

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### Useful Information About This Property:

- POPULAR AREA
- CLOSE TO SCHOOLING
- NO CHAIN DELAY
- IDEAL FAMILY HOME
- UPDATED SHOWER ROOM
- EXCELLENT VALUE
- ATTACHED GARAGE
- COUNCIL TAX BAND: B

### 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.

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