

bp5365



1 Stone Barn Lane  
Palacefields, Runcorn  
WA7 2QE  
4 Bed Semi Detached House with  
Garage

Independent Family Owned Estate Agents  
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**£150,000**

**Viewing Advised**

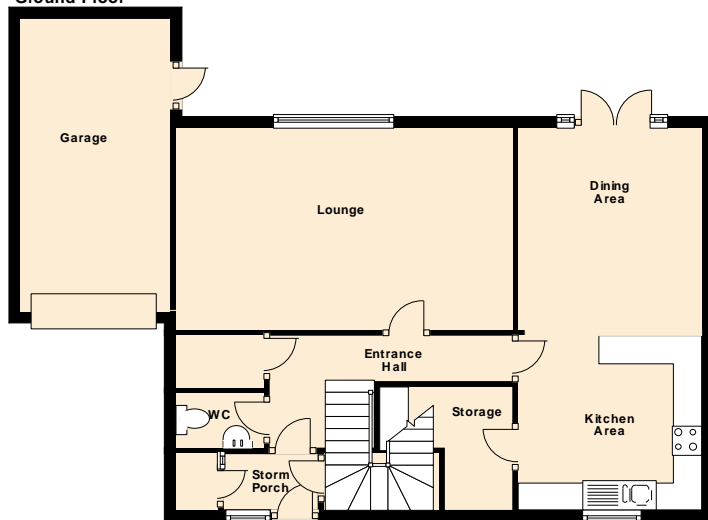




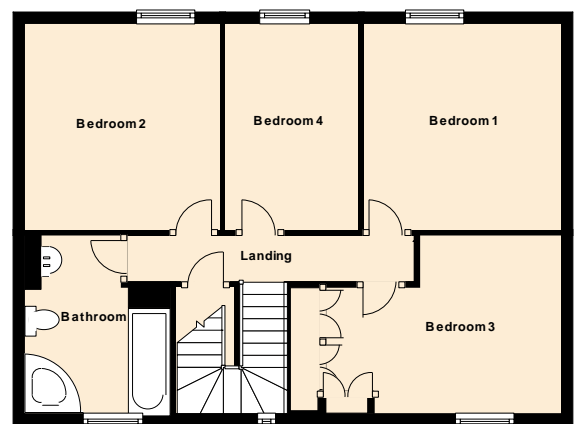
## 1 Stone Barn Lane, Palacefields, Runcorn, Cheshire, WA7 2QE

**\*WELL PROPORTIONED 4 BED FAMILY HOME WITH NO ONWARD CHAIN\*** This four bedroom semi detached house, with attached garage, would appeal to those family buyers seeking a well planned and proportioned property which offers a little extra space. The property forms part of a small cul de sac on the perimeter of the Palacefields estate well served by schooling and just a short walk of the Shopping City, Halton general hospital and Trident retail park. The accommodation offers a practical design which briefly comprises, storm porch, entrance hall with main rooms off, good size lounge, dining kitchen with ample units having a gas hob & oven, utility area and ground floor WC. On the first floor there are four bedrooms and larger size bathroom with separate shower enclosure. Externally, a manageable garden fronts the property with off road parking leading to an attached garage with separate rear access. To the rear there is an enclosed garden and patio which is not overlooked. EPC C(74) \*We have been informed by the seller that the property is due to be recarpeted throughout. Early inspection advised.

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](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. 16/11/2023 10:15:26 The content of these sales details are the copyright of Bests Estate Agents.

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

### Entrance

PVC double glazed entrance door opens to storm porch, PVC double glazed front door opens to hall.

### Hallway

Turned staircase to first floor, double panel radiator, one single power point, large walk-in storage cupboard.

### Ground Floor Cloaks

With low level WC, wash hand basin, window to front elevation.

### Lounge 18' 10" x 11' 3" (5.74m x 3.43m)

Double panel radiator, coved ceiling, PVC double glazed window to rear elevation, one double and one single power points.

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### **Kitchen/Dining Room 20' 10" x 10' 7" (6.35m x 3.22m)**

Kitchen area having a range of base and wall units, comprising an inset one and a half bowl single drainer acrylic sink with high mixer taps over, built-in four ring gas hob, integrated oven and filter hood, ceramic tiled floor, splash back tiling, PVC double glazed window to front elevation, two double power points, fitted breakfast bar. Utility room having plumbing and drainage for an automatic washing machine, wall mounted combination gas central heating boiler, one double power point. Dining area having a double panel radiator, coved ceiling, PVC double glazed French doors to rear elevation, one single power point.



### **First Floor Landing**

Stairs from hall to first floor landing, access to loft, one single power point, built-in storage cupboard.

### **Bedroom One Rear 11' 2" x 11' 5" (3.40m x 3.48m)**

One double power point, double panel radiator, PVC double glazed window to rear elevation.



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**Bedroom Two Rear 10' 10" x 11' 4" (3.30m x 3.45m)**

Double power point, double panel radiator, PVC double glazed window to rear elevation.

**Bedroom Three Front 15' 2" x 9' 5 at widest point" (4.62m x 2.87m)**

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



**Bedroom Four Rear 11' 4" x 7' 5" (3.45m x 2.26m)**

Double panel radiator, one double power point, PVC double glazed window to rear elevation.

**Bathroom**

A larger sized room, having a white suite, comprising panel bath, low level WC., pedestal wash hand basin, separate fully tiled shower enclosure with electric shower, double panel radiator, half tiling to walls, PVC double glazed window to front elevation.



**Externally**

The property is located to the entrance of a small cul-de-sac which is not directly overlooked to the front or rear, fronted by a manageable sized garden with block paved drive, providing off road parking leading to an attached garage, with up and over door, separate rear access, power and light. To the rear of the property there is a reasonable sized enclosed lawn garden and paved patio area.



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**Useful Information About This Property:**

- FOUR GOOD SIZE BEDROOMS
- NEW FLOORING DUE TO BE INSTALLED
- CLOSE TO AMENITIES
- GROUND FLOOR WC
- NOT OVERLOOKED TO REAR
- ATTACHED GARAGE
- EXCELLENT FAMILY HOME
- 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.