

bp5652



7 Bluebell Court  
Runcorn  
Beechwood  
WA7 4PN  
3 Bed Semi Detached House

Independent Family Owned Estate Agents  
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Offers in Excess of  
£200,000



## 7 Bluebell Court, Beechwood, Runcorn, Cheshire, WA7 4PN

BEECHWOOD LOCATION - CUL DE SAC POSITION - CHAIN FREE - IDEAL FIRST OR SECOND BUY - WEST FACING REAR GARDEN Tucked away within Bluebell Court, a small and quiet cul de sac at the bottom of Rosemary Avenue in the highly regarded Beechwood area, this three bedroom semi detached home offers excellent value for money and is brought to the market with no onward chain. Beechwood is a popular choice for younger families, being well served by respected primary schools and local amenities. The accommodation briefly comprises an entrance hallway, a spacious lounge which flows into the kitchen dining area with French doors opening onto the rear garden. To the first floor are three bedrooms and a shower room. Externally, the property benefits from a paved driveway and lawned frontage, whilst the rear garden enjoys a west facing, fairly private aspect making it ideal for relaxing or entertaining. A superb opportunity for first or second time buyers seeking a modern home with potential to personalise over time. EPC Rating: C



**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. 29/10/2025 19:53:44 The content of these sales details are the copyright of Bests Estate Agents.

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

### Entrance Hallway

PVC double glazed front door opens to entrance hallway, wood effect laminate flooring, double panel radiator, one double power point.

### Lounge 14' 4" x 12' 5" (4.37m x 3.78m)

Wood effect laminate flooring, coved ceiling, PVC double glazed window to front elevation, single panel radiator, three double power points, built in under stairs storage cupboard, double doors open to kitchen/ Diner.



### **Kitchen/ Diner 15' 6" x 8' 9" (4.72m x 2.66m)**

Kitchen area has fitted base and wall units comprising one and a half bowl single drainer stainless steel sink with high neck mixer tap over, four burner gas hob with electric oven beneath and filter hood above, splash back tiling, plumbing and drainage for automatic washing machine, four double, one single power points, tile effect flooring, fitted mini ceiling down lighters, PVC double glazed window to rear elevation. Dining area has PVC double glazed French doors to rear elevation, wood effect laminate flooring, two double power points, double panel radiator, fitted mini ceiling down lighters.



### **First Floor Landing**

Stairs from entrance hall to first floor landing, PVC double glazed window to side elevation, access to loft, one single power point, fitted dado rail.

### **Bedroom One Front 13' 6" x 9' 5" (4.11m x 2.87m)**

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

### **Bedroom Two Rear 9' 6" x 8' 8" (2.89m x 2.64m)**

PVC double glazed window to rear elevation, single panel radiator, built in wardrobes with mirror fronted sliding doors, two single, one double power points.





### **Bedroom Three Front 9' 8" x 6' 5" (2.94m x 1.95m)**

PVC double glazed window to front elevation, double panel radiator, one double power point, built in storage cupboard housing wall mounted combination gas central heating boiler.

### **Shower Room**

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, fully tiled corner shower enclosure with mixer shower, tiled floor, PVC double glazed window to rear elevation, fitted extractor fan, mini fitted ceiling down lighters, chrome effect heated towel rail.



### **Externally**

Property stands in a small cul de sac being fronted by a paved driveway and a laid lawn garden, driveway leads through timber gates to a car port at the side whilst to the rear there is a fully enclosed reasonable size garden with paved patio, all of which enjoys a fairly private west facing aspect.



### **Useful information about this property:**

- Chain Free
- Cul De Sac
- West Facing Rear Garden
- Ideal First Or Second Time Buy
- Close To Schooling
- Freehold Tenure
- C Rated EPC
- 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.