

bp5143



17 Malpas Road  
Higher Runcorn  
WA7 4AE  
Stunning 4 Bed Detached House

Offers In Excess Of  
**£475,000**

Independent Family Owned Estate Agents  
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## 17 Malpas Road, Runcorn, Cheshire, WA7 4AE

**\*TRULY DECEPTIVE PROPERTY – IDEAL FOR MERGING GENERATIONS – HIGHLY SOUGHT AFTER AREA\*** There is far more than meets the eye with this unique property, having been extensively remodelled to create a STUNNING FAMILY HOME now offering in the region of 250 square meters of living accommodation with provision to provide living accommodation for merging generations. Upon entering the property viewers will be welcomed by an impressive hallway with vaulted ceiling which give access to all main rooms. The heart of this one off family home is undoubtedly the impressive family hub which boasts a high specification kitchen with ample integrated appliances and dual Bi-folding doors, opening on to the sizable rear garden which has the benefit of not being overlooked and enjoys afternoon sunshine. The property briefly comprises of: Entrance hall, cloak room with shower room off, separate lounge, large kitchen/family/dining room with Bi-fold doors and utility room off, a ground floor bedroom currently arranged as a study plus an additional reception room currently used as a bar/entertaining room again with Bi-folding doors. At first floor level three great sized bedrooms can be found which all enjoy sloped ceilings creating an unique feel along with a quality bathroom with large walk in shower area. The impressive master bedroom has a 'Juliette balcony' overlooking the rear garden plus a brilliant walk in dressing room/ wardrobe.

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

### **Entrance**

Composite front door opens to a most welcoming hallway with vaulted ceiling and gallery landing, wood laminate flooring, two double panel radiator, double power point. Cloakroom leading to ground floor cloaks.

### **Ground floor Cloaks**

Fully tiled shower enclosure, electric shower, low level WC, vanity wash hand basin, heated towel rail, extractor fan.



### **Kitchen/Dining/Family Room 28' 9" x 27' 5" Max (8.76m x 8.35m)**

A fantastic room perfect for entertaining which comprises of three main zones with dual bifolding doors opening to the extensive paved patio area and rear garden beyond. Eight double power points, four double panel radiators, fitted mini ceiling down lighters. Kitchen area comprises of a range of fitted high gloss units having integrated dual electric ovens, dishwasher, microwave, two integrated fridge/freezers, four ring induction hob and wine chiller. Inset sink with instant hot water mixer tap over, tiled floor and a useful breakfast bar.

### **Utility room**

Plumbing and drainage for automatic washing machine, wall mounted Worcester gas central heating boiler, ceramic tiled flooring, inset stainless steel sink mixer tap over. Access door to garage.



### **Additional Reception Room 18' 2" x 12' 7" (5.53m x 3.83m)**

Currently arranged an entertaining room with fitted bar area, wood effect laminate flooring, double panel radiator, PVC double glazed bi folding doors to elevation, three double power points, fitted mini ceiling downlighters.



### **Separate Lounge 15' 0" x 10' 8" (4.57m x 3.25m)**

Feature inset pebble effect electric fire, double panel radiator, PVC double glazed window to front elevation, two double power points.

### **Bedroom Four/Study 11' 1" x 9' 6" (3.38m x 2.89m)**

Currently arranged a office/study. PVC double glazed window to front elevation, double panel radiator, three double power points.



### First Floor Landing

Stairs from hall to first floor gallery landing, built-in storage cupboard, one double power point. Velux roof light.

### Bedroom One Rear 16' 5" x 11' 6" (5.00m x 3.50m) plus dressing area

PVC double glazed French doors to rear elevation opening onto a Juliet balcony with pleasant views over the rear garden and Runcorn Bridge beyond, two double power points, contemporary style double panel radiator. Separate walk in wardrobe/dressing area with extensive rails.



### Bedroom Two Rear 15' 9" x 13' 2" (4.80m x 4.01m)

At eaves height two Velux roof lights, double panel radiator, three double power points.



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**Bedroom Three Rear 16' 10" x 15' 5" (5.13m x 4.70m)**

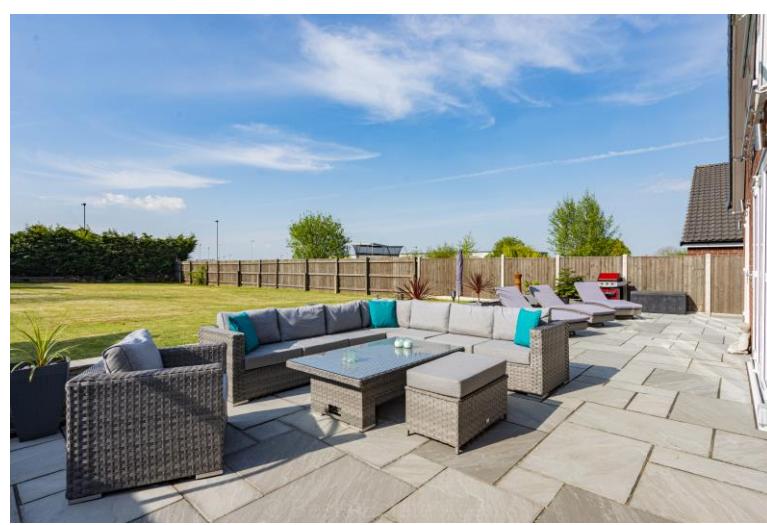
At eaves height two fitted Velux roof lights, double panel radiator, three double power points.

**Family Bathroom**

An impressive fully tiled room comprising: Panel bath with mixer shower head over, floating vanity wash hand basin, low level WC, heated towel rail, large walk-in fully tiled shower enclosure, multi-jet shower system.

**Externally**

To the front of the property are two paved driveways providing parking for several cars and is fronted by a manageable lawn area. To the rear there is an attractive paved patio area beyond which is an extensive lawned garden all of which is enclosed and is not directly overlooked, ideally suited to outside entertaining having a private aspect and enjoying fair degree of sunshine weather permitting.



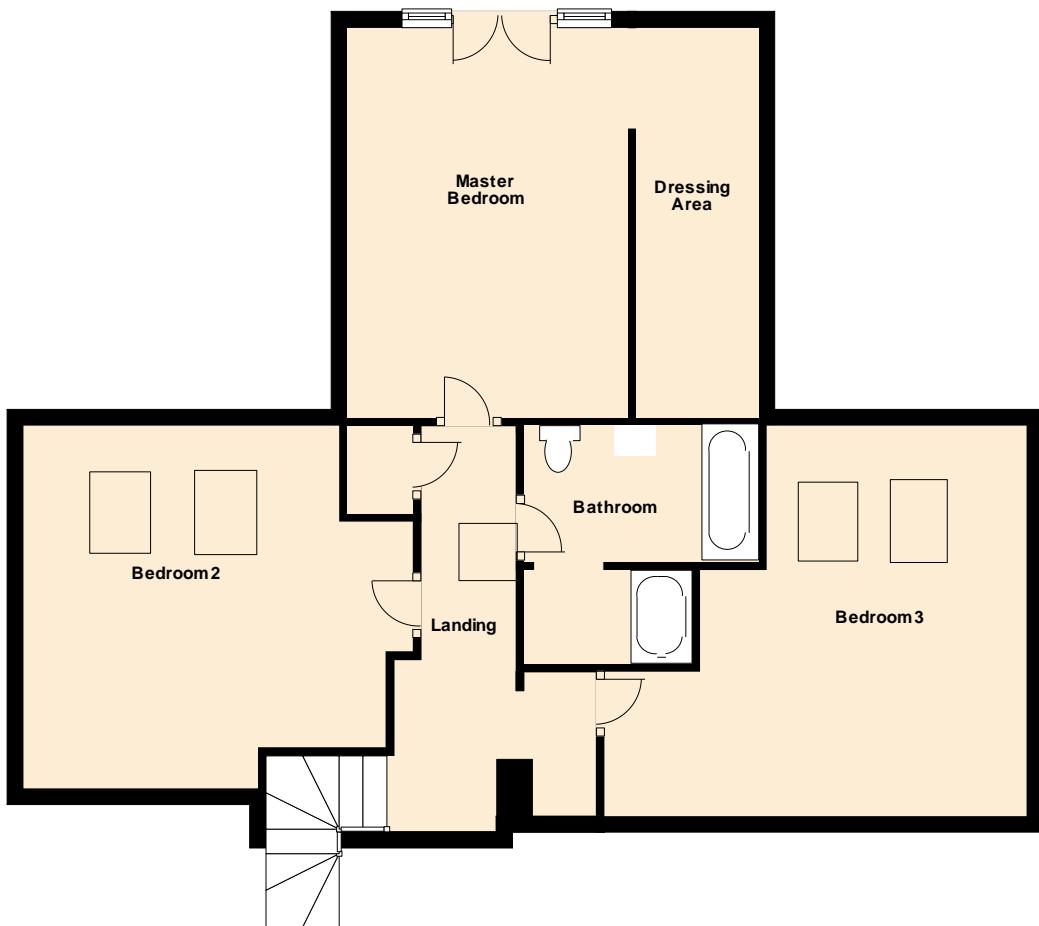
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**Ground Floor**



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## 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. 06/05/2022 11:31:15 The content of these sales details are the copyright of Bests Estate Agents.

### Useful Information About This Property:

- HIGHLY SOUGHT AFTER AREA
- INDEVIDUAL & UNQUIE FAMILY HOME
- APPROXIMATELY 250 SQR METERS OF LIVING ACCOMODATION
- LARGE PRIVATE REAR GARDEN
- CLOSE TO RESPECTED SCHOOLING
- IDEAL FOR MERGING GENERATIONS
- INTEGRAL GARAGE
- COUNCIL TAX BAND: D

### 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.