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17 Paddock Rise  
Runcorn  
WA7 3HL  
Extended 4 Bedroom House

**£260,000**

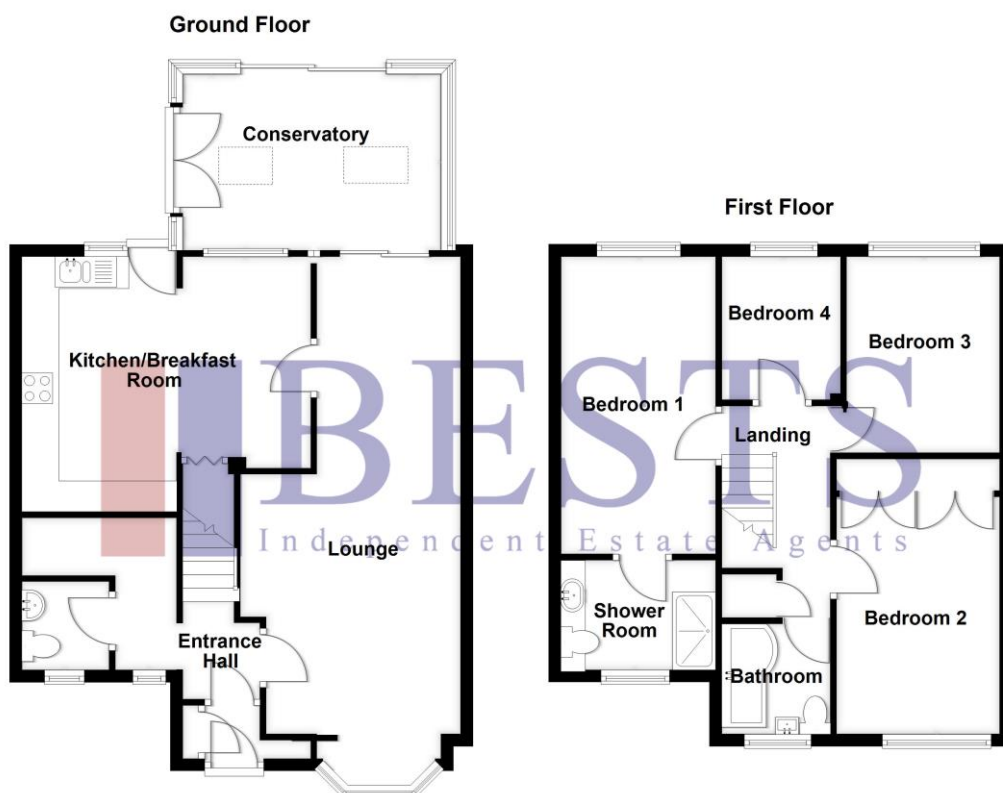
**Viewing Advised**

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## 17 Paddock Rise, Beechwood, Runcorn, Cheshire, WA7 3HL

\*Freehold Tenure - Chain Free - Excellent Family Home - Large South Facing Garden - En Suite Master Bedroom\* This extended FOUR bedroom home has been proudly occupied since first built by its current owners, having been meticulously maintained, improved and extended throughout the long ownership which has created a perfect family home. Standing within the popular Beechwood area and occupying a corner cul de sac position with the benefit of a large south facing rear garden which is not directly overlooked. Internally, the entrance hallway has a handy ground floor WC, storage and gives access to the lounge dining room. There is also a good size conservatory with insulated roof making it usable all year round and an extended kitchen breakfast room which has a quality finish. Upstairs, there are four bedrooms, three of which are generous doubles, one with an updated ensuite shower room whilst the family bathroom completes the first floor. Externally, the property has a block paved frontage providing off road parking which leads to a detached oversized garage. The rear garden is much larger than average, having multiple paved zones, laid lawn and raised boards all of which enjoys a south facing aspect which isn't overlooked. A home which really should be viewed to fully appreciate all which is on offer. 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. 11/12/2025 13:25:21 The content of these sales details are the copyright of Bests Estate Agents.

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

### Entrance Porch

Composite front door opens to entrance porch with meters and services cupboard, glazed panel door opens to hallway.

### Entrance Hallway

Having half wood panelling to walls, coved ceiling, wood effect laminate flooring, double panel radiator, one double power point, PVC double glazed window to front elevation.

### Ground Floor Cloaks

Having low level WC, wash hand basin with mixer tap over and vanity storage beneath, fully tiled walls, chrome effect heated towel rail, fitted extractor fan, PVC double glazed window to front elevation.



### Lounge 13' 9" x 11' 8" (4.19m x 3.55m)

PVC double glazed bay window to front elevation, living flame effect electric inset fire, coved ceiling, fitted wall lights, three double power points.



### Dining Area 11' 10" x 7' 6" (3.60m x 2.28m)

Tall contemporary style triple panel radiator, coved ceiling, two double power points, PVC double glazed sliding patio doors open to conservatory.

### Conservatory 13' 11" x 9' 5" (4.24m x 2.87m)

Having PVC double glazed units with sliding patio doors to rear elevation, insulated and tiled roof with fitted Velux roof lights, mini ceiling down lighters, double panel radiator, three single power points, wood effect flooring.



### **Extended Kitchen Breakfast Room 16' 5 maximum" x 12' 1" (5.00m x 3.68m)**

Having a range of high gloss quality fitted base and wall units with inset one and a half bowl single drainer sink with high neck mixer tap over, four burner gas hob with filter hood above, high line electric oven and integrated microwave, plumbing and drainage for automatic washing machine, tall contemporary style triple panel radiator, six double power points, two PVC double glazed windows to rear elevation, composite split stable door to rear elevation, useful built in storage cupboard, wood effect flooring.



### **First Floor Landing**

Stairs from hall to first floor landing, access to loft with pull down ladder which is partially boarded, double panel radiator, one single power point, coved ceiling, built in storage cupboard housing recently installed wall mounted combination gas central heating boiler.

### **Bedroom One 16' 7" x 8' 4" (5.05m x 2.54m)**

PVC double glazed window to rear elevation, double panel radiator, two double power points, access to second loft space which is partially boarded, extensive fitted bedroom furniture.

### **En- suite Shower Room**

An updated room having a white suite comprising low level WC, wash hand basin with mixer tap over and extensive vanity storage, over sized walk in shower enclosure with wall mounted electric shower, coved ceiling, heated towel rail, fitted extractor fan, PVC double glazed window to front elevation, wood effect flooring.



**Bedroom Two 14' 10" x 8' 11" (4.52m x 2.72m)**

PVC double glazed window to front elevation, coved ceiling, double panel radiator, one single power point, fitted wardrobes.



**Bedroom Three 10' 6" x 8' 11 maximum" (3.20m x 2.72m)**

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

**Bedroom Four 7' 8" x 6' 4" (2.34m x 1.93m)**

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

**Family Bathroom**

An updated room with white three piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, P shaped shower bath with fitted glass shower screen and electric shower over, fully tiled walls, chrome effect heated towel rail, PVC double glazed window to front elevation, fitted extractor fan, wood effect flooring.

**Externally**

Property stands at the head of a quiet cul de sac being fronted by an extensive block paved driveway which leads to an oversized garage with metal up and over door, power, light and separate side access whilst to the rear there is a much larger than average south facing garden split into multiple zones with paved patio's, laid lawn, raised planted borders all of which enjoys a fair degree of privacy not being directly overlooked from behind, there is also a useful shed/workshop.





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

- Extended Family Home
- Cul De Sac Position
- Large South Facing Rear Garden
- Ground Floor WC
- En Suite Master Bedroom
- Beautifully Presented
- Updated Kitchen & Bathrooms
- Council tax band: C

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