



## Wharfedale, Runcorn, WA7

**£200,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

**\*\*FANTASTIC FOUR DOUBLE BEDROOM FAMILY HOME LOCATED ON A CORNER PLOT THAT HAS BEEN EXTENDED TO PROVIDE LARGER LIVING\*\*** This fantastic family home offers an abundance of living and sleeping accommodation within for all to enjoy. The property has been extended to ensure that there are four double beds

## Key features:

- Four Double Bedrooms
- Fantastic Family Home
- Four Reception Rooms
- Modern Kitchen
- Modern Bathroom Suites
- Driveway Parking
- Low Maintenance Rear Garden with Garden Room

## Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band D (£1716.26 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



**\*\*FANTASTIC FOUR DOUBLE BEDROOM FAMILY HOME LOCATED ON A CORNER PLOT THAT HAS BEEN EXTENDED TO PROVIDE LARGER LIVING\*\***

This fantastic family home offers an abundance of living and sleeping accommodation within for all to enjoy. The property has been extended to ensure that there are four double bedrooms. The kitchen and bathroom suites all benefit from modern fittings that have been added by the current owners and the property has been maintained to a high standard. Externally there is a rear low maintenance garden that is paved and features elevated decorative borders and mature shrubs. The garden is private and is enclosed with fencing. To the rear of the property there is a garden room that has been created to provide a fantastic entertaining area outside. There is a brick built store which can be accessed through the garden room with power and lighting. To the front of the property there is a driveway that can accommodate off street parking for several vehicles.

### Entrance Porch

uPVC double glazed door entering into the entrance porch. uPVC double glazed windows overlooking the front and side elevations.

## Entrance Hall

uPVC double glazed door with frosted glass insert entering into the entrance hall. Doors leading off. Stairs rising to the first floor.

## Cloakroom/WC

uPVC double glazed frosted window overlooking the front elevation. Modern white suite consisting of a low flush WC and pedestal wash hand basin. Wood effect laminate flooring. Radiator. Tiled walls.

## Living Room

uPVC double glazed window overlooking the front elevation. A large living area with a feature fireplace housing a gas fire. Wood effect laminate flooring. Double doors leading into the lobby. Door entering into the kitchen.

## Lobby

Wood effect laminate flooring. Built in storage.

## Dining

uPVC double glazed patio doors leading into the rear garden. Wood effect laminate flooring. Opening into the play room.

## Play Room

uPVC double glazed window overlooking the rear elevation. uPVC double glazed door with frosted glass insert entering into the rear garden. Wood effect laminate flooring. Built in storage cupboard. Voids for appliances. Tall wall radiator.

## Kitchen

uPVC double glazed window overlooking the side elevation. A modern range of wall and base units with roll over work surfaces and upstands incorporated. Integral eye level double oven. Integral eye level microwave. Integral gas hob with extractor hood over and glass splash back. Integral sink and drainer unit with mixer tap over. Integral dishwasher. Integral fridge. Spot lights. Heated chrome ladder towel rail. Built in under stairs storage cupboard.

## Snug

uPVC double glazed window overlooking the side elevation. A versatile room that can alternatively be used as an office. Wood effect laminate flooring. Radiator.

## Landing

Doors leading off.

## Bedroom One

uPVC double glazed window overlooking the front elevation. A large double bedroom. Radiator.

## Bedroom Two

uPVC double glazed windows overlooking the side and rear elevations ensuring plenty of natural light spills in making this room airy and bright. Radiator. Door leading into the jack and jill wetroom.

## Bedroom Three

uPVC double glazed windows overlooking the side and rear elevations ensuring plenty of natural light spills in making this room airy and bright. Radiator. Door leading into the jack and jill wet room.

## Bedroom Four

uPVC double glazed windows overlooking the front and side elevations ensuring plenty of natural light spills in making this room airy and bright. Built in storage cupboard. Radiator. Loft access.

## Jack and Jill Wetroom

uPVC double glazed frosted window overlooking the rear elevation. Modern white suite consisting of a low flush WC, vanity wash hand basin and a walk in shower area.

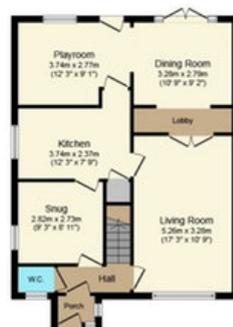
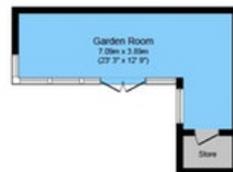
## Bathroom

Modern suite consisting of a low flush WC with enclosed cistern, vanity wash hand basin, panelled bath and corner shower enclosure. Heated chrome ladder towel rail. Partially tiled walls.

## External

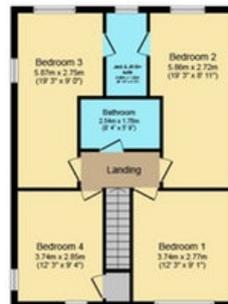
Externally there is a rear low maintenance garden that is paved and features elevated decorative borders and mature shrubs. The garden is private and is enclosed with fencing. To the rear of the property there is a garden room that has been created to provide a fantastic entertaining area outside with seating power and lighting. There is a brick built store which can be accessed through the garden room with power and lighting. To the front of the property there is a driveway that can accommodate off street parking for several vehicles.

## Floor plan:



### Ground Floor

Floor area 86.0 sq. m. (926 sq. ft.) approx



### First Floor

Floor area 69.0 sq. m. (743 sq. ft.) approx

**Total floor area 155.0 sq. m. (1,668 sq. ft.) approx**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

Energy Performance Certificate

**39, Wharfedale, RUNCORN, WA7 6PS**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 9598-0042-7255-0411-5980
<b>Date of assessment:</b> 11 May 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 11 May 2019	<b>Total floor area:</b> 136 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,408</b>
<b>Over 3 years you could save</b>	<b>£ 363</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 252 over 3 years	£ 252 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;">                     You could save £ 363 over 3 years                 </div>
<b>Heating</b>	£ 2,838 over 3 years	£ 2,475 over 3 years	
<b>Hot Water</b>	£ 318 over 3 years	£ 318 over 3 years	
<b>Totals</b>	<b>£ 3,408</b>	<b>£ 3,045</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
65	76

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 126
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 237
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 879

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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