



**Four Bedrooms**

**Detached**



**Off Road Parking**

**Detached Garage**



**Sought After Location**

**EPC Rating B. Council Tax Band D.**

**99 Walsingham Drive**  
Runcorn, WA7 1XB

**Offers in Excess  
of £350,000**



**\*\*FOUR BEDROOM DETACHED FAMILY HOME. SOUGHT AFTER LOCATION. AMPLE PARKING & DETACHED GARAGE. VIEWING ADVISED.\*\*** Adams Estate Agents are delighted to offer for sale this substantial four bedroom detached family home. In brief, the well appointed accommodation comprises; entrance hall, spacious lounge, kitchen/dining room, utility room and WC to the ground floor. Whilst to the first floor, there are four bedrooms with the master boasting an en-suite and four piece family bathroom. Externally, there property stands well within its plot with an enclosed garden to the rear with a laid to lawn garden and flagged patio area. Off road parking for multiple vehicles to the front and providing access to the garage. Viewing is advised to appreciate what is to offer. EPC Rating B. Council Tax Band D.

## Ground Floor

### Entrance Hallway

Central heating radiator. Access to all ground floor rooms. Stairs to first floor. Front access door.



**Living Room** 16' 4" x 10' 9" (4.97m x 3.27m)  
Central heating radiators. Bay window to front.



**Kitchen/Diner** 19' 5" x 12' 3" (5.91m x 3.73m)

Impressive kitchen comprising; a range of matching wall and base units with work surfaces over. Inset stainless steel sink unit. Integrated dish washer. Integrated fridge/freezer. Oven, hob and extractor hood. Two central heating radiators. Spotlights to ceiling. French doors to rear.



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Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS  
VAT Registration No. 582 2476 27. Registered in England No. 05232172

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**WC 4' 6" x 3' 1" (1.37m x 0.94m)**

Fitted with a matching suite comprising; low level WC. Pedestal wash hand basin. Central heating radiator. Obscured window to side.



**Utility room 5' 2" x 5' 2" (1.57m x 1.57m)**

Fitted wall and base units with work surface over. Plumbing for automatic washing machine. Central heating radiator. Door to side.



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## First Floor

### Landing

Doors to all rooms

### Bedroom 1 12' 2" x 10' 6" (3.71m x 3.20m)

Central heating radiator. Two windows, one to the front and one to the side. Access to en-suite shower room.



### En-suite 5' 4" x 7' 9" (1.62m x 2.36m)

Fitted with a matching suite comprising; walk in shower cubicle. Pedestal wash hand basin. Low level WC. Wall mounted towel rail. Obscured window to side.



### Bedroom 2 9' 8" x 10' 9" (2.94m x 3.27m)

Storage cupboard. Central heating radiator. Window to rear.



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**Bedroom 3** 10' 5" x 8' 4" (3.17m x 2.54m)

Storage cupboard. Central heating radiator. Window to rear.



**Family Bathroom** 7' 2" x 5' 5" (2.18m x 1.65m)

Fitted with a matching three piece suite comprising; panelled bath with shower over. Pedestal wash hand basin. Wall mount towel rail. Part tiled walls. Obscured window to side.



**Bedroom 4** 7' 3" x 10' 4" (2.21m x 3.15m)

Storage cupboard. Central heating radiator. Window to front.



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## Externally

### Gardens and Parking

Externally, to the rear of the property there is a large garden which is mainly laid to lawn and boasts a patio area. To the side of the property there is driveway parking leading to detached garage. There is also a lawned area to the front of the property.



### Viewing

By prior appointment only through our Runcorn office on (01928) 574401.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.



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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	88   <b>B</b>	89   <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>		



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