



**Sought After Location**

**Four Bedrooms**

**Detached**

**Off Road Parking**

**Pleasant Gardens**

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

**Dorchester Park**  
Runcorn, WA7 1QB

**Offers in Excess  
of £330,000**



Adams Estate Agents are pleased to bring to the market this appealing, well appointed four bedroom detached family home. The property forms part of the Dorchester Park estate in the ever popular area of Sandymoor, leaving it well placed for easy access to useful transport links between Liverpool and Manchester. The property offers well maintained and proportioned internal accommodation ideally suited to family occupation. The accommodation benefits from UPVC double glazing throughout as well as central heating system. In brief, the property comprises:- entrance hall, lounge, dining room, kitchen, cloakroom WC and conservatory to the ground floor. On the first floor, there are four bedroom (master with en-suite) and family bathroom. Externally, off road parking and established front and rear gardens the summer house to the rear also benefits from electric power. With a pleasant front aspect and many appealing features both internally and externally, we would highly recommend further inspection to fully appreciate. EPC Rating C. Council Tax Band D.

## Ground Floor

### Entrance Hall

UPVC front access door.

### Living Room 13' 6" x 12' 6" (4.11m x 3.81m)

GCH Radiator. UPVC double glazed bay window, front facing aspect.



### Dining Room 16' 6" x 13' 6" (5.03m x 4.11m)

GCH Radiator. UPVC double glazed window, front facing aspect.



[www.adamsea.co.uk](http://www.adamsea.co.uk)

Adams is a trading name of Adams Sales Ltd. Registered office 53 Albert Road, Widnes, WA8 6JS  
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**Kitchen** 24' 9" x 10' 1" (7.54m x 3.07m)

Furnished with a range of base units with work surfaces over and matching wall cupboards above. Inset sink and drainer unit with mixer tap. Free standing oven and hob. Space under counter for white goods. Tiled splash backs. Two UPVC double glazed window to rear, sliding doors leading to conservatory.



**Conservatory** 13' 2" x 6' 2" (4.01m x 1.88m)

UPVC double glazed frame on a brick built base. Tiled floor. French doors opening to the rear garden.



**W.C** 4' 3" x 2' 9" (1.29m x 0.84m)

Hand wash basin and WC unit.



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## First Floor

### Landing

Doors leading to all rooms. Storage cupboard.

### Bedroom 1 10' 4" x 12' 7" (3.15m x 3.83m)

GCH Radiator. UPVC double glazed window, fitted wardrobe.



### En-suite 5' 7" x 6' 1" (1.70m x 1.85m)

Fitted walk in shower cubicle. Hand wash basin and WC unit. Heated towel rail. UPVC double glazed obscured window, front facing aspect.



### Bedroom 2 7' 9" x 9' 5" (2.36m x 2.87m)

GCH Radiator. UPVC double glazed window fitted wardrobe.



### Bedroom 3 9' 2" x 8' 5" (2.79m x 2.56m)

GCH Radiator. UPVC double glazed window, fitted wardrobe.



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### Bedroom 4 8' 6" x 15' 9" (2.59m x 4.80m)

GCH Radiator. UPVC double glazed window, fitted wardrobe.



### Bathroom 6' 0" x 7' 9" (1.83m x 2.36m)

Fitted with a white three piece suite comprising low level WC, wash hand basin, bath. Fully tiled floor and walls. Chrome heated towel rail. Double glazed obscured window.



### Externally

#### Gardens and Parking

Externally, there is a driveway providing off road parking and lawned garden to the front with access to the rear via gate. To the rear, there is a private garden with lawned area and patio area. Summer house powered by electric.



### 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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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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