



9 Biggleswade Drive  
Runcorn, WA7 1FY



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# Biggleswade Drive

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New to the market this EXECUTIVE TWO BEDROOM APARTMENT situated in the sought after SANDYMOOR Area of Runcorn. Views overlooking playing fields and countryside. Modern open plan living with well planned kitchen with appliances and Dining Area, Two generously sized Bedrooms and Bathroom. This apartment benefits from Gas Central heating and Double Glazed. Well decorated and present to a high standard throughout. Viewings highly recommended.





## Entrance Hall

### Entrance Hall

Light to ceiling, double storage cupboard with space for washer and dryer, door to lounge, two bedrooms and bathroom, carpet to floor.

### Lounge

5.4m x 3.09m (17' 9" x 10' 2")

UPVC Double glazed window, light to ceiling, radiator, archway to kitchen, carpet to floor.

### Kitchen

3.42m x 2.71m (11' 3" x 8' 11")

Two UPVC Double glazed windows, light to ceiling, radiator, vinyl to floor. Kitchen comprises a range of wall and base units, 11/2 stainless steel sink and mixer, stainless steel high level oven, gas hob ,extractor canopy, integral dish washer and fridge freezer.

### Bedroom One

4.35m x 3.35m (14' 3" x 11' 0")

UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

### Bedroom Two

4.49m x 2.78m (14' 9" x 9' 1")

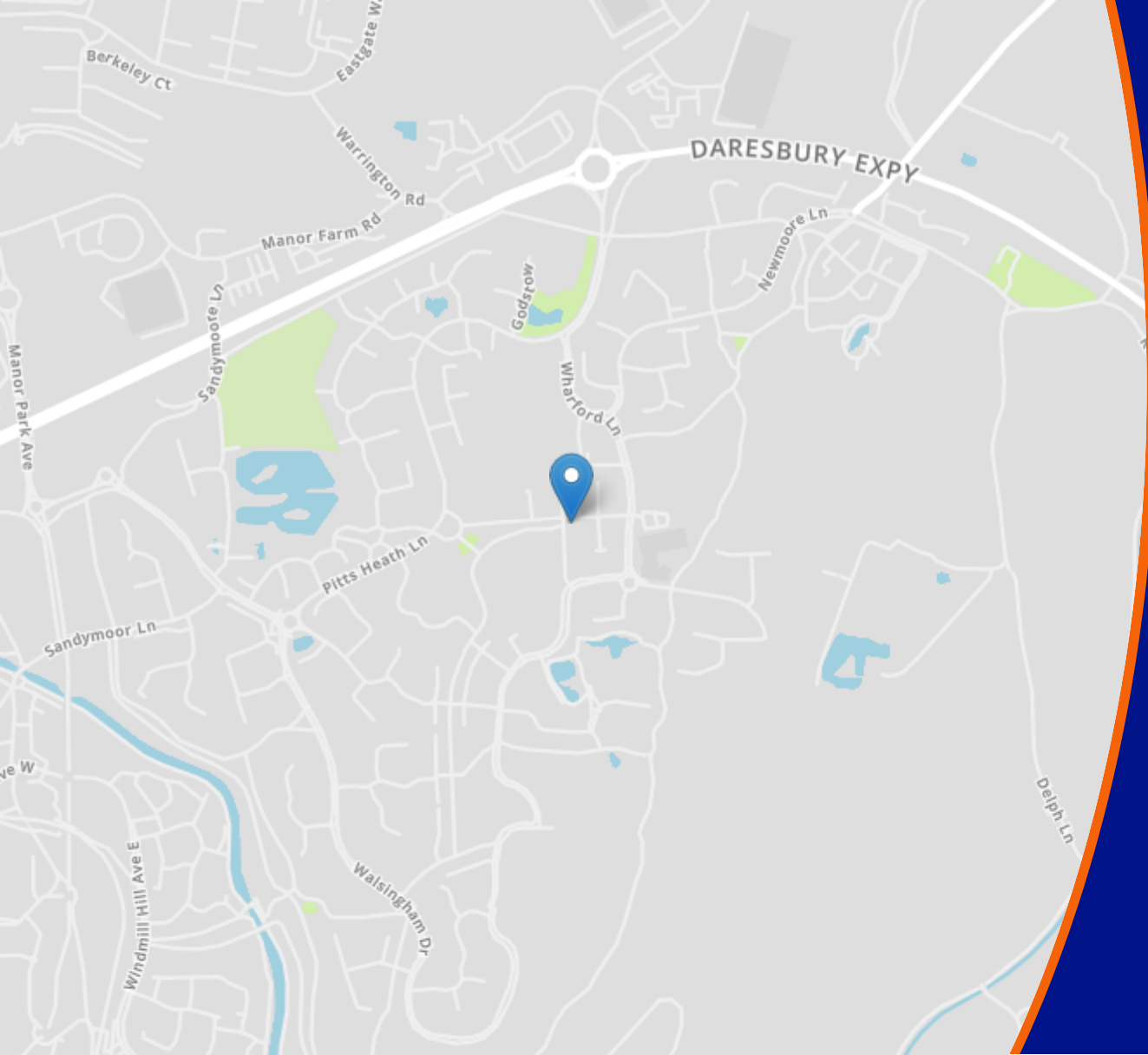
UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

## Bathroom

Two lights to ceiling, radiator, shower cubicle with chrome mixer shower, bath, wash hand basin and pedestal , low level WC, tiled to floor.

## External

### Allocated Parking Spaces



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	84	84
(69 to 80) <b>C</b>		
(56 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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