



5 Bitteswell Court  
Runcorn, WA7 1GZ



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# Bitteswell Court

Runcorn, WA7 1GZ

Asking Price £395,000

Offered to market this **FOUR BEDROOM DETACHED FAMILY HOME** located in the sought after area of Sandymoor. This wonderful modern home has an abundance of living space perfect for a growing family. This superb property also has the benefit of being **FREEHOLD**. SANDYMOOR is a modern village which lies between Warrington and Runcorn and is conveniently located for access to the M56 and to the Silver Jubilee Bridge & Mersey Gateway. Benefitting from UPVC double-glazing, gas central heating, **UTILITY ROOM**, downstairs WC, **EN-SUITE** to master bedroom, detached **GARAGE** with ample off road parking. Viewing is **HIGHLY** recommended.





## Ground Floor

### Entrance Hall

Kardeane flooring, ceiling light point, radiator, under-stairs storage and doors leading to Lounge, Kitchen and Cloakroom. Stairs leading to first floor.

### Cloakroom

Kardean flooring, ceiling light point, radiator, low level WC and wash-hand basin.

### Lounge

6.36m x 3.62m (20' 10" x 11' 11")  
Carpet to floor, UPVC double-glazed window with front aspect, two radiators, ceiling light point, log effect fire with surround, UPVC double-glazed french style patio doors to rear garden.



### Kitchen/Dining Room

3.61m x 6.36m (11' 10" x 20' 10")

#### Kitchen Area:

Kardean flooring, recessed ceiling lights, UPVC double glazed window with front aspect, a range of wall and base units, stainless steel 5-ring gas hob and extractor hood over, stainless steel electric oven and built in microwave, stainless steel one and a half bowl sink with chrome mixer tap, integral dishwasher and fridge freezer.

#### Dining Area:

Kardean flooring, two ceiling light points, radiator, UPVC double-glaze bi-fold patio doors to rear garden, door to utility room.

### Utility Room

1.55m x 1.90m (5' 1" x 6' 3")

Kardean flooring, ceiling light point, radiator, stainless steel sink and chrome mixer tap, UPVC double-glazed door to rear garden.

## First Floor

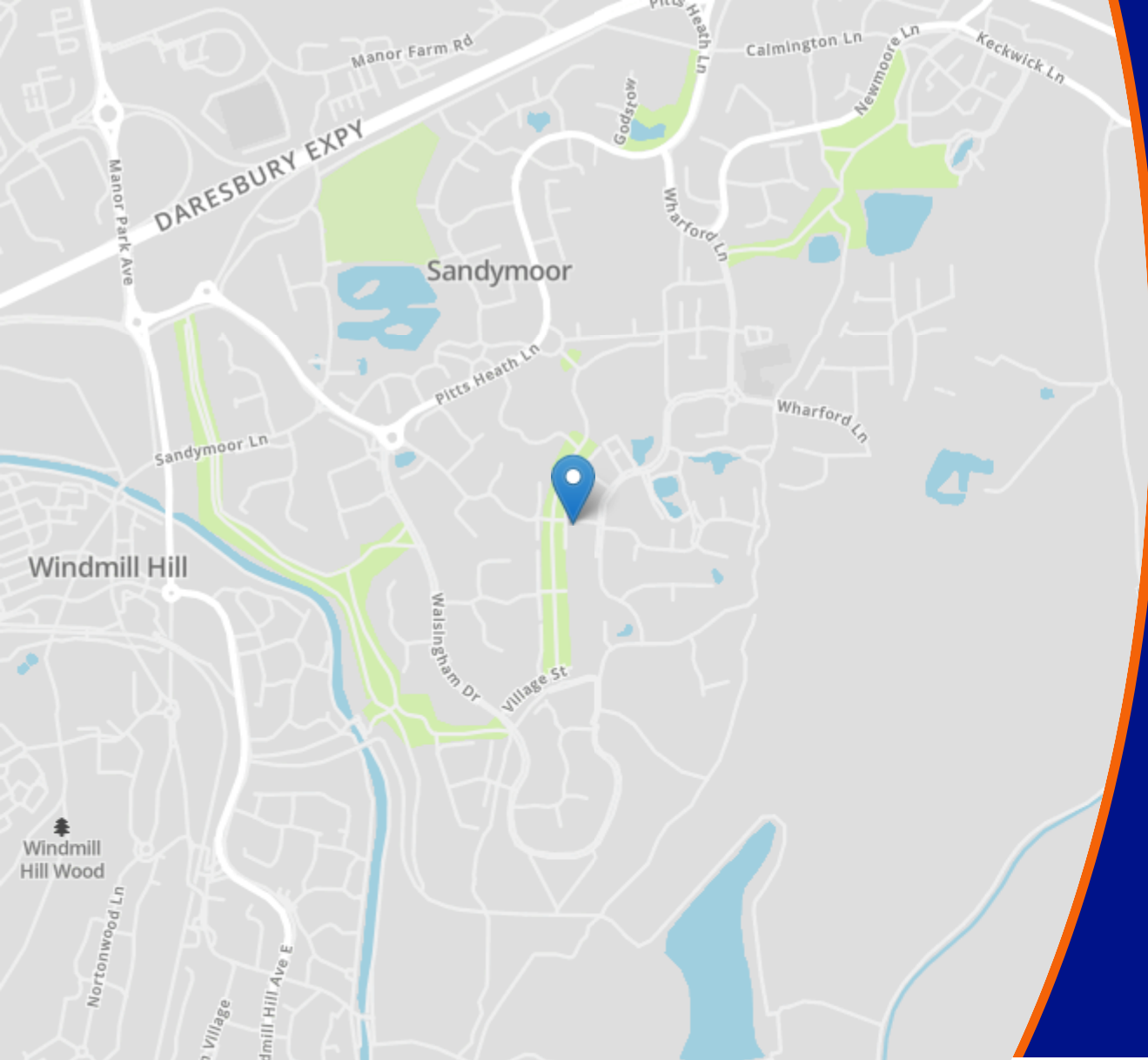
### Stairs and Landing

Carpet to floor, ceiling light point, radiator, doors leading to 4 bedrooms, family bathroom and storage cupboard.

### Bedroom One

3.37m x 3.16m (11' 1" x 10' 4")

Carpet to floor, ceiling light point, radiator.



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