

bp5764



4 St. Johns Gardens
Runcorn
WA7 5GH
3 Bed Mews House

£230,000

Viewing Advised

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4 St. Johns Gardens, Runcorn, Cheshire, WA7 5GH

Stunning Conversion - Chain Free - Established Location - Great Size Bedrooms - B Rated EPC – Offering something a little different from the average home, this deceptively spacious three bedroom mews property was converted in 2017 and combines an individual layout with a modern contemporary finish throughout. Arranged over three floors, the property offers excellent versatility for family living, with attractive details including integrated kitchen appliances and 'Roca' bathrooms. The ground floor opens with a welcoming entrance hallway giving access to a useful study and WC, before leading through to an impressive open plan lounge, kitchen and dining space with French doors opening directly onto the low maintenance rear garden. At first floor level are two excellent size bedrooms, both featuring large picture windows, together with the family bathroom. The entire second floor is dedicated to an impressive master bedroom with its own en-suite shower room, creating a superb private space. A distinctive and well presented home offering deceptively spacious accommodation, contemporary styling and a layout with real individuality. Viewing is highly recommended to fully appreciate everything this impressive property has to offer.



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 24/09/2026 09:57:11 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hall

Front door opens to entrance hall, tiled floor, single panel radiator, one double power point.

Ground Floor WC

Having low level WC, wash hand basin with mixer tap over, chrome effect heated towel rail, tiled floor, half tiling to walls, fitted extractor fan.

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Study 6' 4" x 6' 4" (1.93m x 1.93m)

Having PVC double glazed window to front elevation, two double power points, single panel radiator.

Kitchen Area 11' 5" x 11' 3" maximum (3.48m x 3.43m)

Having fitted base and wall units comprising one and a half bowl single drainer sink with high neck mixer tap over, inset four ring electric hob with electric oven beneath and filter hood above, integrated fridge freezer and dishwasher, tiled floor, four double power points, under counter lighting, fitted mini ceiling down lighters, single panel radiator, built in storage cupboard with plumbing and drainage for automatic washing machine.



Lounge 11' 0" x 11' 5" (3.35m x 3.48m)

Having PVC double glazed French doors opening to rear elevation, seven double power points, single panel radiator, fitted mini ceiling down lighters.



First Floor Landing

Stairs from entrance hall to first floor landing, two double power points, built in storage cupboard housing a hot water cylinder, natural wood banister with glass insert.

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Bedroom Two 13' 0" x 10' 11" (3.96m x 3.32m)

PVC double glazed window to rear elevation, three double power points, double panel radiator.



Bedroom Three Front 12' 1" maximum x 10' 10" (3.68m x 3.30m)

Arched PVC double glazed window to front elevation, three double power points, double panel radiator.



Family Bathroom

A fully tiled room having a white three piece suite comprising of low level WC, wash hand basin with vanity storage beneath and mixer tap over, bath with fitted glass shower screen and mixer shower attachment, tiled floor, fitted shaver point, fitted mini ceiling downlighters and extractor fan, chrome effect heated towel rail.

Second Floor Landing

Stairs from landing to second floor landing, large built in storage cupboard with wall mounted gas central heating boiler, access to loft.



Master Bedroom 22' 4" x 10' 11" maximum (6.80m x 3.32m)

Having two fitted Velux roof lights, four double power points, double panel radiator.

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Ensuite Shower Room

A fully tiled room having low level WC, wash hand basin with vanity storage beneath and mixer tap over, fully tiled walk in shower enclosure with mixer shower, fitted mini ceiling down lighters and extractor fan, tiled floor, fitted Velux roof light, chrome effect heated towel rail.



Externally

The property is fronted by off road parking whilst the fully enclosed rear garden is themed for ease of maintenance having a paved patio area and artificial lawn.

Tenure & Charges

Freehold Tenure

Although the property is Freehold, there are annual charges payable in respect of buildings insurance and maintenance. For the 2026/27 year, the buildings insurance charge is £1,428.22. An additional annual buildings and grounds maintenance charge of £522 is payable, comprising £119 for building maintenance and £403 for estate maintenance.

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Useful information about this property:

- Converted in 2017
- Impressive Top Floor Master Bedroom With En suite
- Study
- Ground Floor WC
- Excellent Size Bedrooms
- Modern Contemporary Finish Throughout
- Open Plan Living Area
- Council Tax Band: C

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