

bp5751



8 Song Field
Preston Brook
Runcorn
WA7 3GN
3 Bed Town House

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Offers in Excess of
£240,000



8 Song Field, Preston Brook, Runcorn, Cheshire, WA7 3GN

Modern Three Bedroom Home - Preston Brook Location - Freehold - En Suite - Ground Floor WC Situated within the popular and conveniently positioned Preston Brook area is this modern three bedroom townhouse, built in 2018 and offering an ideal opportunity for buyers looking for a stylish, move in ready home. Perfectly placed for easy access to the M56 motorway and Mersey Gateway, the property is particularly well suited to commuters whilst everyday amenities are also within easy reach. The accommodation is modern and well planned throughout, with the added convenience of a ground floor WC and an En-suite shower room to the master bedroom. The contemporary high gloss kitchen is fitted with a range of integrated Neff appliances, complementing the overall finish of this well presented home. Outside, the rear garden is a real selling point, being an excellent size and thoughtfully designed for low maintenance with artificial lawn, providing a superb space for everyday family use and entertaining. A modern, well presented home in a highly convenient location which is well worthy of closer inspection. EPC: B (85)



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. 28/09/2026 10:09:35 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance- Composite front door opens to entrance hallway, single panel radiator, one single power point.

Ground Floor WC

Having low level WC, corner wash hand basin with mixer tap over, splash back tiling, single panel radiator, PVC double glazed window to front elevation.



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Lounge 15' 11" maximum x 15' 7" maximum (4.85m x 4.75m)

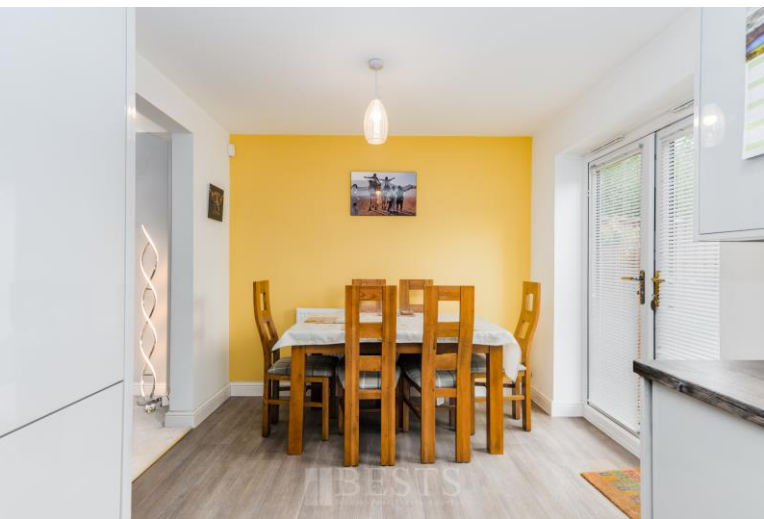
Having PVC double glazed window to front elevation, two single panel radiators, four double, one single power points, built in under stairs storage cupboard.



Kitchen/ Dining Room 15' 10" x 9' 2" (4.82m x 2.79m)

Kitchen area has a range of high gloss fitted base and wall units with five burner gas hob with filter hood above, highline electric oven, integrated microwave, fridge/freezer/dishwasher and washing machine, inset one and a half bowl single drainer stainless steel sink with high neck mixer tap over, concealed wall mounted combination gas central heating boiler, three double, one single power points, single panel radiator, PVC double glazed French doors and window to rear elevation, fitted mini ceiling down lighters in kitchen area.

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First Floor Landing

Stairs from lounge to first floor landing, single panel radiator, built in storage cupboard, access to loft, one single power point.

Bedroom One Rear 11' 4" x 9' 2" (3.45m x 2.79m)

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

En-suite Shower Room

Having low level WC, pedestal wash hand basin with mixer tap over, over sized fully tiled walk in shower enclosure with mixer shower, fitted mini ceiling down lighters, fitted extractor fan, half tiling to walls, single panel radiator.

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Bedroom Two Front 10' 11" maximum x 7' 4" (3.32m x 2.23m)

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

Bedroom Three Front 9' 2" maximum x 9' 4" (2.79m x 2.84m)

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

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Family Bathroom

Having a white three piece suite comprising of low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap, attractive splash back tiling, single panel radiator, PVC double glazed window to rear elevation, fitted mini ceiling downlighters and extractor fan.



Externally

Property forms part of a small estate occupying a tucked away private position with double width tarmac driveway and pleasant tree lined aspect to the front. Whilst, to the rear of the property there is a reasonable size low maintenance enclosed garden having paved patio, artificial grass, separate rear access and useful timber shed

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Useful information about this property:

- Small Development
- Freehold Tenure
- Ground Floor WC
- En Suite Shower Room
- Preston Brook Location
- Neff Integrated Appliances
- B Rated EPC
- Council Tax Band: C

MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.