

bp5578



1 Norman Road (Moody Splendour)
Runcorn
WA7 5PE
Substantial Refurbished 4 Bed
Detached House

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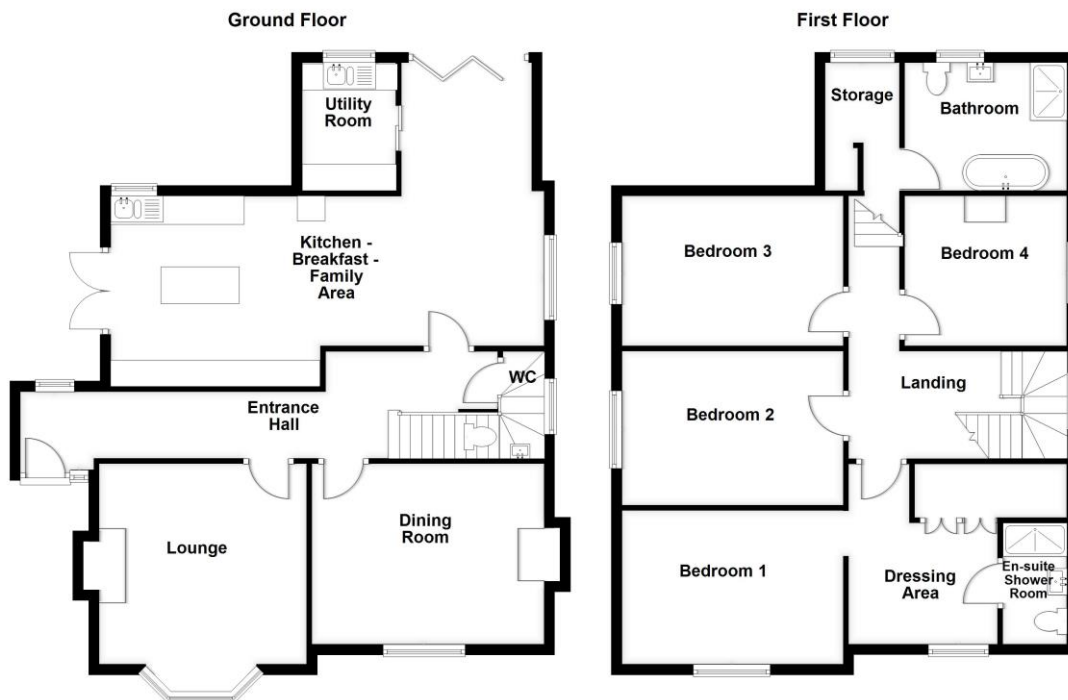
£400,000

Viewing Advised



1 Norman Road, Runcorn, Cheshire, WA7 5PE

SUBSTANTIAL REFURBISHED FAMILY HOME - FOUR DOUBLE BEDROOMS - CLOSE TO STATION - IMPRESSIVE KITCHEN FAMILY AREA If you're looking for a substantial family home with period charm and modern touches then this four bedroom detached residence is well worthy of closer inspection. 'Moody Splendour' stands proudly on the entrance to Norman Road within a desirable plot, the current owners have undertaken a host of works throughout recent years to create a family home which is perfect for those with growing families, the kitchen family area is one part which really does stand out and is the perfect space to entertain guests. There are another two great size reception rooms to the ground floor which are flooded by afternoon sunlight along with a useful separate WC and utility room. At first floor level four double bedrooms can be found, the master of which could be considered a suite, entering into a dressing area which has the bedroom area to one side and also gives access to the en-suite shower room. The family bathroom has a contemporary finish with bath and separate shower. Externally, a brick perimeter wall with electric access gate secures the front of the property which is fully block paved providing ample parking. Whilst to the rear, the garden is split into three useful sections with a good size lawn area, a peaceful patio whilst the final section has a good sized timber cabin, currently used for home working but would suit a number of different uses. A house which is hugely impressive, offering a lot more than meets the eye and can only be fully appreciated after internal inspection, arrange your viewing today.



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. 09/04/2025 13:14:06 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Composite double glazed front door opens to a large and welcoming hallway with PVC double glazed window to rear elevation, Herringbone laid real wood flooring, double panel radiator, fitted picture rail and original coved ceiling, built in storage cupboard.

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Ground Floor Cloaks

Having low level WC, wash hand basin, heated towel rail, meters and services cupboard, wood effect flooring, PVC double glazed window to side elevation.

Lounge 13' 0" x 15' 0" into bay window (3.96m x 4.57m)

Herringbone laid real wood flooring, contemporary style multi fuel stove, exposed brick wall, fitted picture rail, original coved ceiling, double panel radiator, three double power points, PVC double glazed bay window to front elevation.

Dining Room 13' 8" x 11' 4" (4.16m x 3.45m)

PVC double glazed window to front elevation, wood effect flooring, original coved ceiling, fitted picture rail, two double power points.



Kitchen 12' 10" x 12' 0" (3.91m x 3.65m)

Having a quality period style bespoke kitchen featuring Granite work surfaces, gas powered Aga, in set one and a half bowl sink with side drainer and mixer tap over, space for American style fridge freezer, built in large pantry, central island with additional storage, PVC double glazed French doors opening to side elevation, PVC double glazed window to rear elevation, fitted mini ceiling down lighters, wood effect flooring, splash back tiling, four double power points.

Breakfast/Family Area 14' 3" x 9' 6" extending to 17' 9" (4.34m x 2.89m)

Having an arched PVC feature window to side elevation, two contemporary style single panel radiators, wood effect flooring, five double power points, fitted mini ceiling down lighters, original coved ceiling, double glazed Bi fold doors to rear elevation.

Utility Room 10' 5" x 7' 5" (3.17m x 2.26m)

Having fitted base and wall units comprising one and a half bowl stainless steel sink with mixer tap over, butchers block style working surfaces, plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler, PVC double glazed window to rear elevation, two double power points.

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First Floor Landing

Stairs from hall to first floor landing, PVC double glazed window to side elevation, access to loft, two double power points.

Bedroom One Front

An impressive room with a 'Master suite' feel having a bedroom area measuring 12' 11" by 9' 6" with large PVC double glazed window to front elevation, double panel radiator, five double power points. Dressing area measuring 11' 4" by 9' 4" with extensive built in wardrobes, PVC double glazed window to front elevation, double panel radiator, one double power point.



Ensuite Shower Room

A fully tiled room having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, oversized fully tiled walk in shower enclosure with mixer shower attachment, fitted mini ceiling down lighters and extractor fan, large heated towel rail, tiled floor.

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Bedroom Two 12' 10" x 9' 7" (3.91m x 2.92m)

PVC double glazed window to side elevation, wood effect flooring, two double power points.

Bedroom Three 12' 9" x 9' 7" (3.88m x 2.92m)

Wood effect flooring, PVC double glazed window to side elevation, double panel radiator, two double power points.



Bedroom Four 9' 11" x 9' 7" (3.02m x 2.92m)

Wood effect flooring, double panel radiator, PVC double glazed window to side elevation, three double power points.

Storage Room 5' 1" x 4' 3" (1.55m x 1.29m)

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PVC double glazed window to rear elevation, useful built in storage cupboard, one double power point.

Family Bathroom

Having semi freestanding bath with mixer tap over, large walk in shower enclosure, wash hand basin with mixer tap over, low level WC, vanity storage, PVC double glazed window to rear elevation, fitted mini ceiling down lighters and extractor fan, wood effect flooring, heated towel rail.

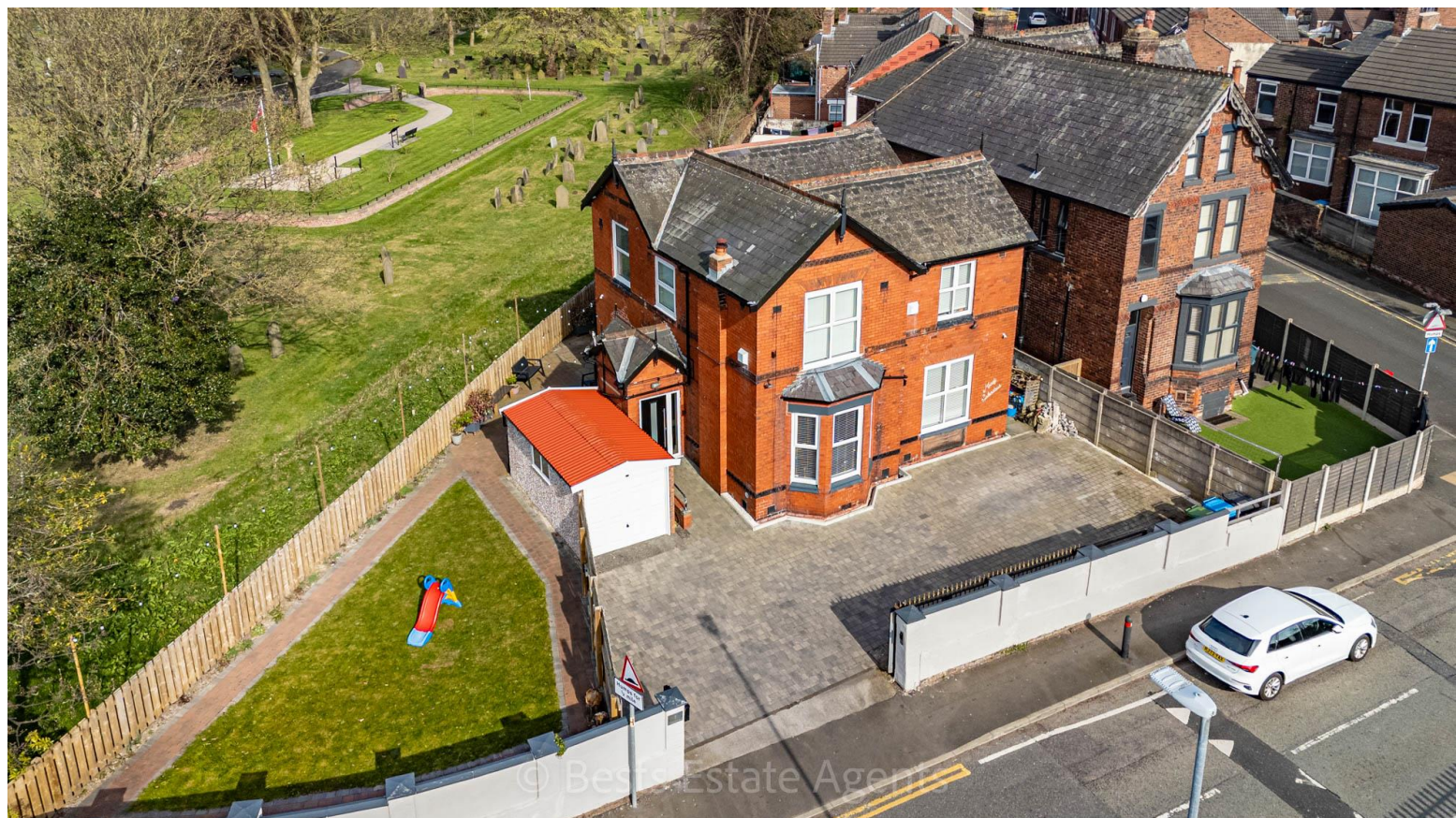


Externally

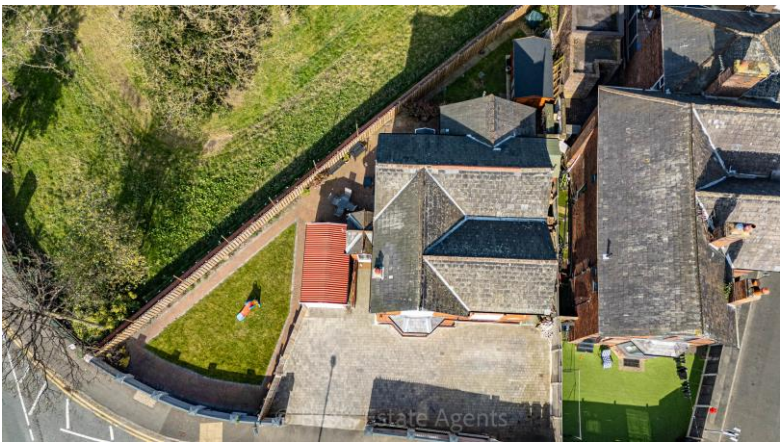
Property stands in a prominent position at the end of Norman Road being fronted by an extensive block paved frontage providing ample parking having a large electronic wrought iron gate access and brick built perimeter wall providing security whilst the detached single garage provides storage. To the rear there is a fully enclosed reasonable size garden split into multiple zones having paved patio areas, laid lawn areas and a large Timber Cabin with power/light and currently used as an outside office space.

Tenure

This property is Freehold



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Useful information about this property:

- SUBSTANTIAL FAMILY HOME
- RECENTLY REFURBISHED
- STUNNING KITCHEN FAMILY AREA WITH BI FOLD DOORS TO REAR
- FREEHOLD TENURE
- AMPLE PARKING
- CLOSE TO STATION
- FOUR DOUBLE BEDROOMS
- COUNCIL TAX BAND: E

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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.