

bp5584



82 Littlebourne  
Runcorn  
WA7 6EY  
2 Bed Detached Bungalow

**£210,000**

**Viewing Advised**

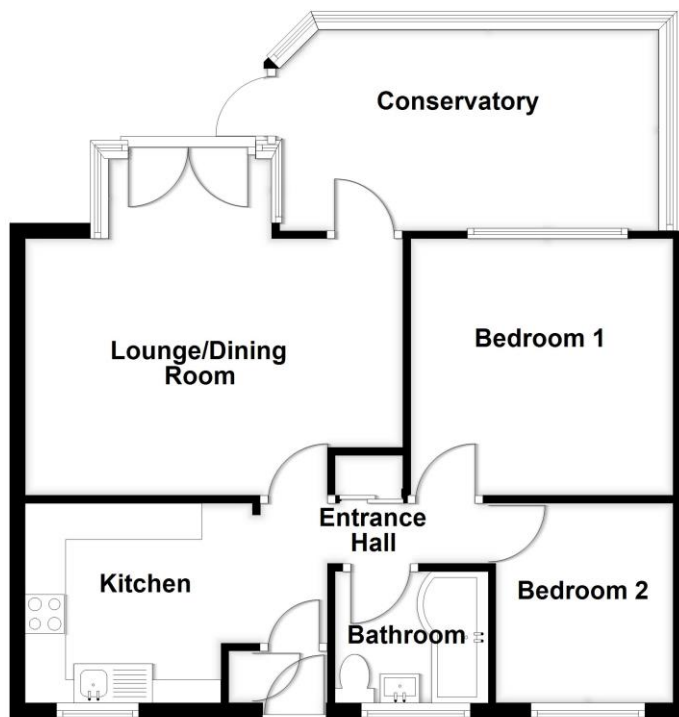
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## 82 Littlebourne, Runcorn, Cheshire, WA7 6EY

**\*DETACHED BUNGALOW - CUL DE SAC POSITION - DETACHED GARAGE - POPULAR AREA\*** This two bedroom detached bungalow sands in an small cul de sac consisting of just two properties, being fronted by an excellent front garden making the most of its secluded position. The current owners have installed a modern kitchen and bathroom in recent years taking care of two expensive upgrades. The Littlebourne area is highly regarded amongst local buyers having scenic canal side walks just minutes from away along with everyday amenities including Runcorn East Railway Station. If you're looking for a manageable sized bungalow then taking a closer look at this modern detached home is recommended. EPC:TBC

### Ground Floor



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](http://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. 29/04/2025 11:04:27 The content of these sales details are the copyright of Bests Estate Agents.

**The property comprises in more detail as follows;**

#### Entrance Vestibule

PVC double glazed front door opens to entrance vestibule, built in meters and services cupboard, PVC double glazed door opens to entrance hallway.

#### Entrance Hallway

Double panel radiator, built in storage cupboard, one double power point, access to loft, coved ceiling.

#### Lounge/Dining Room

**16' 2" x 14' 1 maximum into bay window" (4.92m x 4.29m)**

PVC double glazed bay window with French doors to rear elevation, wall mounted electric fire, coved ceiling, double panel radiator, five double power points, glazed panel door opening to conservatory.



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### **Conservatory**

Having PVC double glazed units and tiled floor, fitted ceiling fan, entrance door to rear garden.

### **Kitchen 9' 6" x 8' 4" (2.89m x 2.54m)**

Having updated fitted base and wall units comprising single drainer Acrylic style sink with high neck mixer tap over, inset four burner gas hob with electric oven beneath and filter hood above, plumbing and drainage for washing machine and dishwasher, three double power points, PVC double glazed window to front elevation.



### **Bedroom One Rear 11' 0" x 10' 9" (3.35m x 3.27m)**

PVC double glazed window to rear elevation, double panel radiator, wood effect laminate flooring, two double power points, built in wardrobe.

### **Bedroom Two Front 8' 6" x 7' 5" (2.59m x 2.26m)**

Wood effect laminate flooring, double panel radiator, PVC double glazed window to front elevation, one double power point, coved ceiling.

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### **Bathroom**

A recently updated room having a white three piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel shower bath with fitted glass shower screen, mixer tap and mixer shower over, overhead shower wand, chrome effect heated towel rail, PVC double glazed window to front elevation.



### **Externally**

Property occupies a tucked away position in a small Cul de sac comprising of just two bungalows being fronted by an extensive gravelled garden with a detached garage with metal up and over door. Whilst to the rear there is a fully enclosed garden themed for ease of maintenance being fully paved and not directly overlooked enjoying a pleasant wooded aspect to the rear.

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#### Useful Information About This Property:

- Updated kitchen and bathroom
- Cul De Sac of just two properties
- Detached garage
- Not overlooked to rear
- Conservatory
- Popular location
- Close to Runcorn East Railway Station
- Council Tax Band: B

#### **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.

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