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100 Norleane Crescent
Runcorn
WA7 5ET
3 Bed End Terrace House

Offers in Excess of
£190,000

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100 Norleane Crescent, Runcorn, Cheshire, WA7 5ET

LARGER THREE BEDROOM END TERRACE - SOUTH FACING REAR GARDEN - SUPERB FAMILY HOME This three bedroom end terrace home stands within a generous plot within a popular area well served with everyday amenities and schooling for all ages. The extensive paved frontage provides ample off road parking whilst the oversized former garage has been adapted to provide additional space perfect for home working or similar subject to approvals. The accommodation provided consists of an entrance hallway, great size lounge and kitchen dining room to the ground floor whilst three bedrooms and a family bathroom complete the first floor. The rear garden has massive potential, not being overlooked and enjoying a south facing aspect. A home which is perfectly suited to growing families and offers huge potential. EPC:TBC



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. 05/06/2025 20:54:42 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC front door opens to Hallway with slate effect laminate flooring.

Lounge 17' 1" x 11' 11" (5.20m x 3.63m)

PVC double glazed windows to front and side elevation, wood effect laminate flooring, inset living flame gas fire, coved ceiling, three double, one single power points.



Kitchen/Diner 17' 5" x 12' 2 maximum" (5.30m x 3.71m)

Having a range of modern base and wall units with contrasting worktops comprising single drainer stainless steel sink with high neck mixer tap over, gas cooker point for range style cooker, fitted filter hood, space for American style fridge/freezer, double panel radiator. PVC double glazed window to side elevation, PVC double glazed French doors to rear elevation, tiled effect laminate flooring, eight double power points. under stairs storage cupboard, concealed wall mounted gas central heating boiler.



First Floor Landing

Stairs from hall to first floor landing, coved ceiling, loft access, PVC double glazed window to side elevation.

Bedroom One Front 11' 4 maximum" x 10' 8" (3.45m x 3.25m)

PVC double glazed window to front & side elevations, single panel radiator, coved ceiling, wood effect laminate flooring, four double power points, built-in storage cupboard.



Bedroom Two Rear 12' 3" x 9' 4" (3.73m x 2.84m)

PVC double glazed windows to side & rear elevations, single panel radiator, coved ceiling, wood effect laminate flooring, one double, one single power points.

**Bedroom Three Front 11' 10" x 6' 5" (3.60m x 1.95m)**

PVC double glazed to front elevation, wood effect laminate flooring, single panel radiator, one double power point.

Bathroom

A fully tiled room comprising white three piece suite with pedestal wash hand basin, low level WC, panel bath with electric shower over, fitted glass shower screen. PVC double glazed window to rear elevation, double panel radiator, tiled flooring.

**Externally**

The property is fronted by a fully paved frontage which provides ample off road parking and leads to a detached over sized garage with separate side access, this has been partially converted but could have multiple uses for home working etc subject to approvals. To the rear there is fully enclosed garden with paved patio area and wood decked patio area all of which enjoys a fair degree of afternoon sunshine weather permitting and is not directly overlooked, there is also a outside WC which has plumbing and drainage for a washing machine.



Useful information about this property:

- AMPLE PARKING
- SOUTH FACING REAR GARDEN
- FREEHOLD TENURE
- PERFECT FIRST/SECOND TIME BUY
- POPULAR AREA
- GENEROUS PROPORTIONS
- NOT OVERLOOKED TO REAR
- 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.