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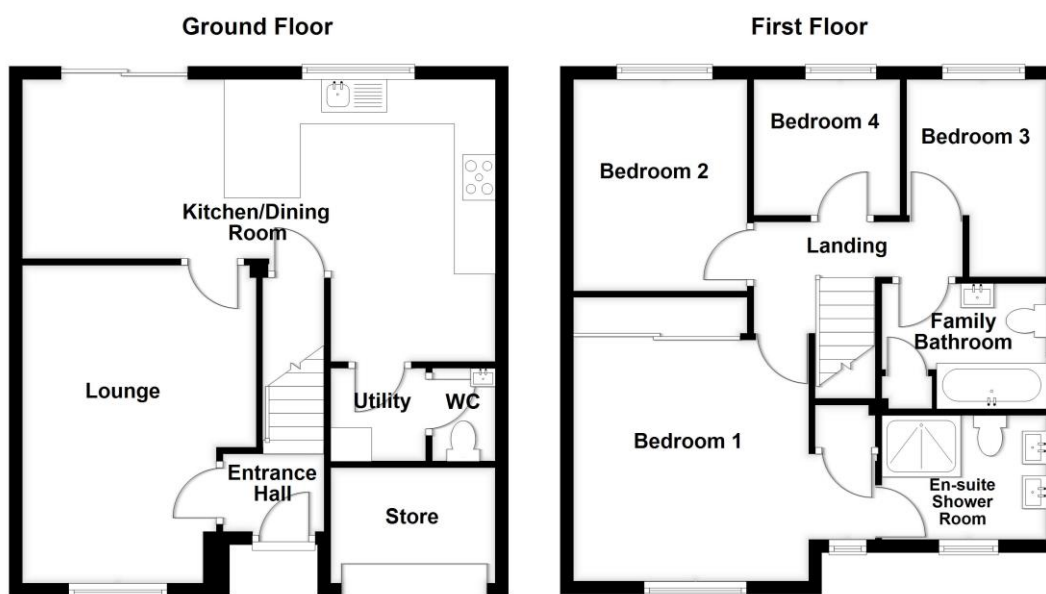
34 Tarnbeck
Runcorn
WA7 6SF
4 Bed Detached House

£340,000

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34 Tarnbeck, Norton, Runcorn, Cheshire, WA7 6SF

NORTON LOCATION – NOT OVERLOOKED TO REAR – MODERN KITCHEN AND BATHROOMS This FOUR bedroom detached home is tucked away in a desirable cul de sac within the ever popular Norton area of Runcorn. Tastefully updated and improved in recent years, it features a superb full width kitchen and dining area at the rear, an ideal space for hosting and entertaining. The current owner has upgraded both the main family bathroom and the en suite shower room, each having a quality modern finish that is sure to impress those viewing this excellent family home. Highly regarded primary schooling is just a short walk away, along with scenic canal side walks, making this location especially appealing for families with younger children. Outside, off road parking is provided by a block paved driveway at the front and leads to the subdivided former garage which is now arranged as a useful storage space, while the generous rear garden enjoys a private, tree lined aspect, not being overlooked, and benefits from partial views towards Daresbury. A fantastic opportunity offering excellent value, perfectly suited to growing families. 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. 12/09/2025 12:31:39 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Recessed entrance- Recently installed composite double glazed front door opens to entrance hallway, single panel radiator, one double power point, coved ceiling.

Lounge 16' 0" x 11' 9" (4.87m x 3.58m)

PVC double glazed window to front elevation, one single, one double panel radiators, four double, one single power points, fitted media wall with recessed log burning stove, coved ceiling.



Kitchen/ Dining Room 23' 9" x 9' 7" extending to 14' 2" (7.23m x 2.92m)

Having a range of quality handleless high gloss fitted base and wall units with stone working surfaces, one and a half bowl single drainer sink with flexible high neck mixer tap over, in set five burner gas hob with twin electric oven's beneath and filter hood above, high gloss tiled floor, tall contemporary style radiator, integrated dishwasher and fridge, PVC double glazed window and sliding patio doors to rear elevation, eight double, one single power points, additional double panel radiator, built in under stairs storage cupboard, LED down lighters.

Utility Area

Having plumbing and drainage for automatic washing machine, tiled floor, one double power point.

Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over, chrome effect heated towel rail, tiled floor.



First Floor Landing

Stairs with automatic LED lighting from entrance hall to first floor landing, access to loft, one double power point.

Bedroom One Front **11' 10" x 15' 3 maximum" (3.60m x 4.64m)**

PVC double glazed windows to front elevation, single panel radiator, built in fitted wardrobes, built in storage cupboard, three double power points.

Ensuite Shower Room

A recently updated room having a quality finish with fully tiled oversized walk in shower enclosure, thermostatic mixer shower, low level WC, his and hers sinks with mixer taps over and vanity storage beneath, tiled floor, fitted shaver point, fitted extractor fan, chrome effect heated towel rail, PVC double glazed window to front elevation.



Bedroom Two Rear 11' 3" x 8' 11"
(3.43m x 2.72m)

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

Bedroom Three Rear 10' 7 maximum" x 6' 11"
(3.22m x 2.11m)

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



Bedroom Four Rear 7' 5" x 7' 4" (2.26m x 2.23m)

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



Family Bathroom

A recently updated room with a quality finish have a three piece suite comprising low level WC, panel bath with mixer shower over and fitted glass shower screen, waterfall style shower head and additional shower wand, wash hand basin with waterfall style mixer tap and vanity storage beneath, contemporary style tiled floor, double glazed window to side elevation, single panel radiator, fitted extractor fan and shaver point.



Externally

Property stands within a Cul de sac under the iconic Norton water tower being fronted by a double width block paved driveway which leads to the former garage now arrange as a small storage area with metal up and over door, power and light. To the rear of the property there is a reasonable sized fully enclosed garden with laid lawn, paved patio all of which enjoys a very private aspect with views towards Daresbury, not being directly overlooked.



Useful information about this property:

- IMPRESSIVE UPDATED BATHROOMS
- GREAT KITCHEN DINING AREA
- NOT OVERLOOKED TO REAR
- POPULAR NORTON LOCATION
- FREEHOLD TENURE
- CUL DE SAC POSITION
- PRIMARY SCHOOLING CLOSE BY
- COUNCIL TAX BAND: D

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.