

BP5641



20 Morley Road  
Higher Runcorn  
WA7 4NS  
Extended 5 Bedroom Detached  
House

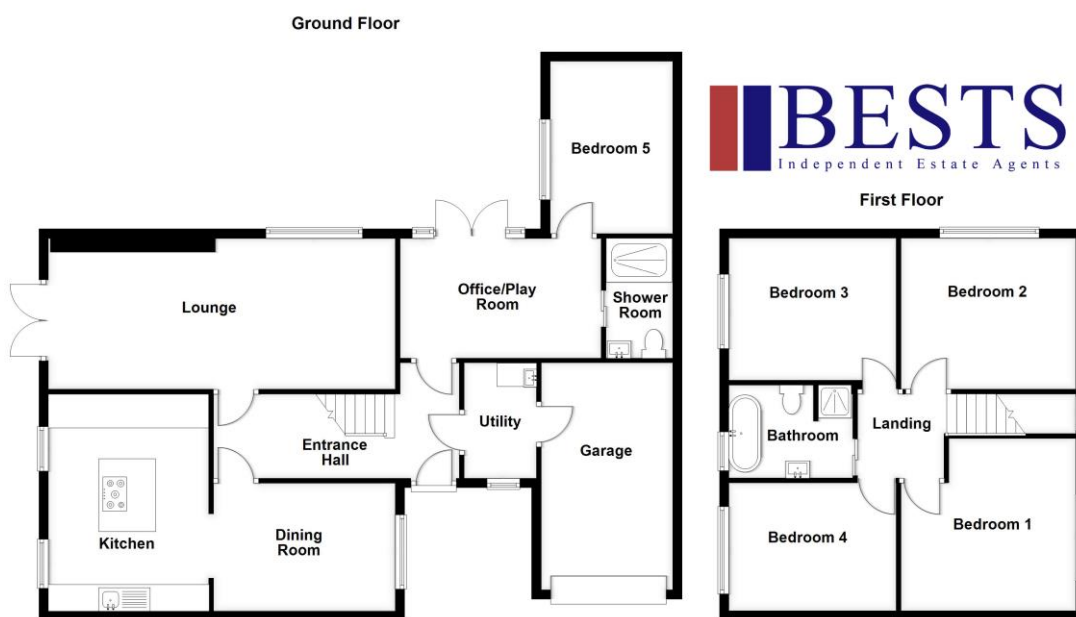
Offers in the Region Of  
**£350,000**

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## 20 Morley Road, Runcorn, Cheshire, WA7 4NS

This family home truly must be viewed to be fully appreciated! Tucked away in a corner position on Morley Road, a quiet cul de sac located off Greenway Road, Higher Runcorn. A highly regarded and convenient area having Runcorn Hill, Heath Park, Runcorn Railway Station and everyday amenities all within a short walk. This home offers much more than first meets the eye, extended over the years, this deceptively spacious home offers exceptional versatility, making it ideal for growing families or those looking to merge generations. A flexible living area provides its own sense of independence, featuring a stylish modern shower room, reception room and double bedroom, all accessed from the main hallway. This bright and spacious home also boasts a beautiful kitchen with central island and dining room off, a bright and spacious lounge which benefits from having a dual aspect. Upstairs, viewers will find a high spec family bathroom with contemporary suite and separate shower all accompanied by four double bedrooms. Externally, off road parking is provided by a tarmac driveway which leads to the attached garage whilst the rear garden wraps around the property and enjoys a south facing aspect with views across Runcorn Cricket Club.



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. 04/10/2025 15:26:01 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 large and welcoming hallway, wood effect laminate flooring, fitted mini ceiling down lighters, double panel radiator, one double power point.



### Utility Room

Has fitted base and wall units with small stainless steel sink with mixer tap over, PVC double glazed window to front elevation, fitted mini ceiling down lighters, plumbing and drainage for automatic washing machine, direct access to garage, tall contemporary style single panel radiator.

### Lounge 23' 9" x 10' 3" maximum (7.23m x 3.12m)

PVC double glazed window and French doors to rear elevation, two double panel radiators, wood effect laminate flooring, fitted media wall with inset electric convector fire, four double power points.



### Dining Room 12' 1" x 8' 11" (3.68m x 2.72m)

PVC double glazed window to front elevation, tall contemporary style double panel radiator, tile effect laminate flooring, two double power points.

### Kitchen 15' 4" approximately x 11' 2" (4.67m x 3.40m)

Having a range of recently installed contemporary style fitted base and wall units, central island with inset induction hob, single drainer composite sink with instant hot water tap, integrated dish washer, integrated combination microwave/oven, highline electric double oven, tall integrated fridge and freezer, tile effect flooring, attractive splash back tiling, two PVC double glazed windows to rear elevation, two double power points, fitted mini ceiling down lighters, tall contemporary style double panel radiator.





### **Home Office/ Additional Reception Room 14' 0" x 7' 6" (4.26m x 2.28m)**

PVC double glazed French doors to rear elevation, wood effect laminate flooring, two double power points, tall contemporary style double panel radiator.



### **Ground Floor Shower Room**

A recently updated room having a quality finish with fully tiled walls, low level WC, wash hand basin with waterfall style mixer tap over and vanity storage beneath, oversized fully tiled walk in shower enclosure with wall mounted electric shower, large chrome effect heated towel rail, fitted mini ceiling down lighters and extractor fan.

### **Bedroom Five 12' 0" x 8' 9" (3.65m x 2.66m)**

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



### **First Floor Landing**

Stairs from entrance hall to first floor landing, PVC double glazed window to front elevation, access to loft, single power point.

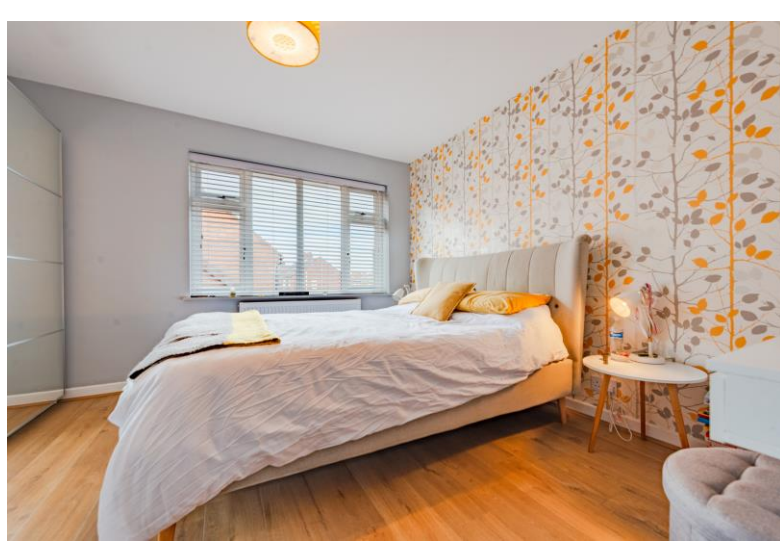
### **Bedroom One Front 11' 11" x 12' 2 maximum" (3.63m x 3.71m)**

PVC double glazed window to front elevation, double panel radiator, wood effect laminate flooring, three double power points.

### **Bedroom Two Rear 11' 10" x 10' 4" (3.60m x 3.15m)**

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





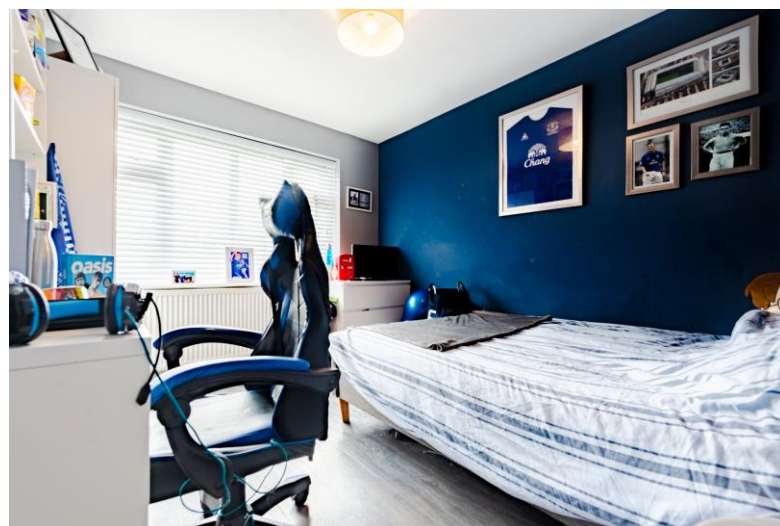
**Bedroom Three Rear 11' 6" x 10' 4" (3.50m x 3.15m)**

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



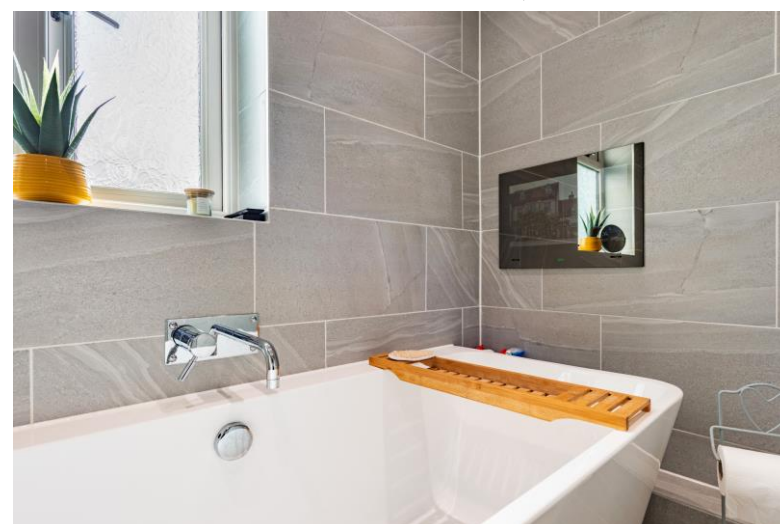
**Bedroom Four Rear 11' 5" x 9' 1" (3.48m x 2.77m)**

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



**Family Bathroom**

A recently updated room with a contemporary style modern quality finish having four piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, semi free standing bath with mixer tap over and inset waterproof TV fitted to wall, fully tiled walk in shower enclosure with mixer shower, fitted extractor fan, fitted mini ceiling down lighters, PVC double glazed window to rear elevation, chrome effect heated towel rail, tiled floor.







### Externally

Property forms part of a small cul de sac at the head of Morley Road, this particular property occupies a corner position fronted by a Tarmac driveway providing off road parking and leading to an attached garage with metal up and over door, power and light, whilst to the rear the garden wraps around two sides of the property and enjoys views across Runcorn Cricket Club having laid lawn and multiple private patio areas, all of which enjoy a southerly aspect and not being directly overlooked.









**Useful information about this property:**

- Higher Runcorn Location
- Five Double Bedrooms
- Views across Runcorn Cricket Club From Rear
- South Facing Rear Aspect
- Modern Updated Kitchen And Bathroom
- Cul De Sac Position
- Freehold Tenure
- Council Tax Band: D

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