

bp5651



9 Norton View
Halton Village
Runcorn
WA7 2PB
Extended 3 Bed Detached Bungalow

Offers in the Region Of
£300,000

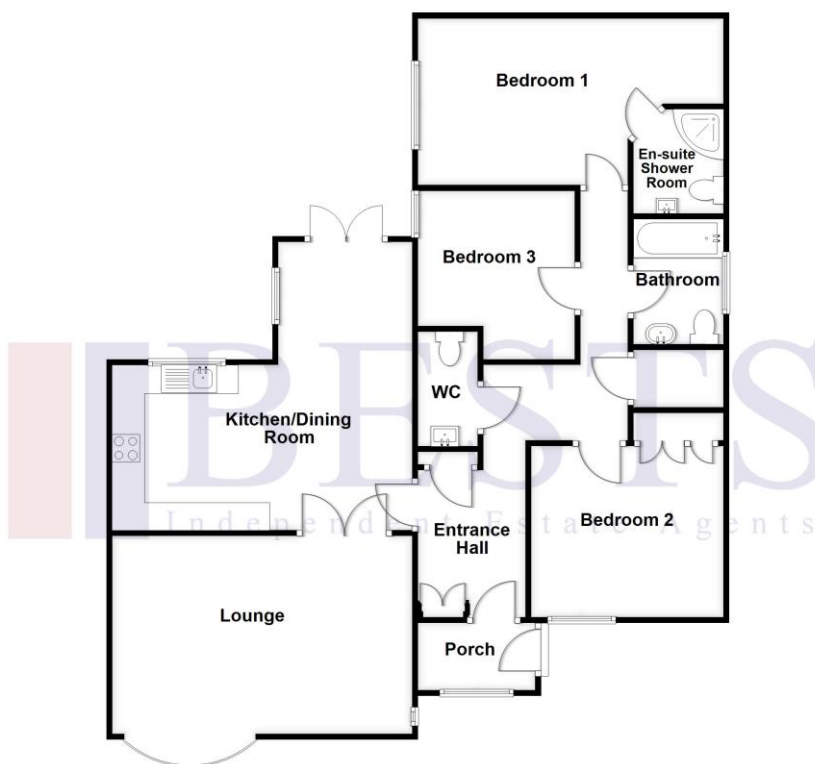
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9 Norton View, Halton, Runcorn, Cheshire, WA7 2PB

Halton Village Location - No Chain Delay - En Suite Shower Room - Extended Kitchen Dining Room This three bedroom detached bungalow sits within the historic Halton Village area of Runcorn and offers a little more than the average bungalow viewers will typically find. Standing in a commanding elevated position and providing bright and spacious accommodation suited to a variance of buyers. Upon entering the property, an entrance porch leads to the central hallway, having a WC and ample storage. The extended kitchen dining area is a real hub, flowing through double doors into the spacious lounge with a large bay window. The master bedroom benefits from an en suite shower room, complemented by two further bedrooms and a family bathroom. Outside, a double width driveway provides off road parking and leads to the detached garage whilst a lawn garden also fronts the property. The rear garden is of a manageable size, with Indian stone patio and laid lawn, all of which is not overlooked from behind. A versatile home which offers a superb layout perfect for family living or those who seek accommodation which is arranged over one level. EPC:D(62)

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 and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 24/10/2025 19:26:18 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

PVC double glazed front door opens to entrance porch, tile effect flooring, double panel radiator, PVC double glazed window to front elevation, one double power point. Glazed panel door opens to entrance hallway, wood effect laminate flooring, three double power points, double panel radiator, fitted mini ceiling down lighters, two useful built in storage cupboards one housing a wall mounted combination gas central heating boiler.

Ground Floor Cloaks

Low level WC, wash hand basin, access to loft, fitted extractor fan.



Lounge 17' 10" x 11' 9" (5.43m x 3.58m)

PVC double glazed bay window to front elevation, PVC double glazed window to side elevation, coved ceiling, fitted wall lights, wood effect laminate flooring, four double power points, double panel radiator, electric convector fire standing on decorative hearth and back.



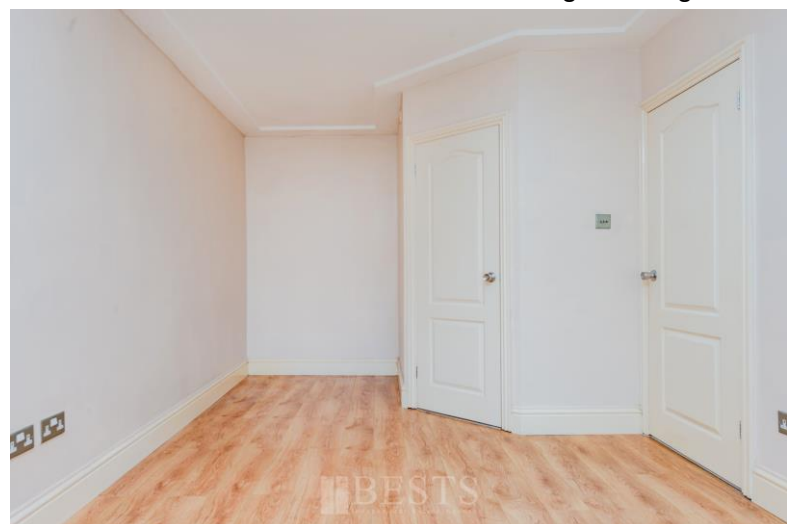
Kitchen/ Dining Room 17' 10" x 9' 10 extending to 17' 2" (5.43m x 2.99m)

Kitchen area has a range of fitted base and wall units with single drainer stainless steel sink, mixer tap over, in set four burner gas hob with electric oven beneath and filter hood above, attractive splash back tiling, plumbing and drainage for automatic washing machine, integrated dishwasher, eight double power points, PVC double glazed window to rear elevation, tile effect flooring, two double panel radiators, fitted mini ceiling down lighters, PVC double glazed French doors to rear elevation, coved ceiling.



Bedroom One 17' 9 maximum" x 9' 11" (5.41m x 3.02m)

Wood effect laminate flooring, double panel radiator, PVC double glazed window to side elevation, fitted mini ceiling down lighters, three double power points.



Ensuite Shower Room

Having low level WC, wash hand basin with mixer tap over, corner walk in shower enclosure with wall mounted electric shower, chrome effect heated towel rail, fitted extractor fan and down lighters, tiled floor.



Bedroom Two 11' 5" x 9' 10" (3.48m x 2.99m)

PVC double glazed window to front elevation, single panel radiator, fitted mini ceiling down lighters, one double, one single power points, built in wardrobe, wood effect laminate flooring.



Bedroom Three 9' 10 maximum" x 8' 7" (2.99m x 2.61m)

PVC double glazed window to side elevation, single panel radiator, coved ceiling, wood effect flooring, one double, one single power points.



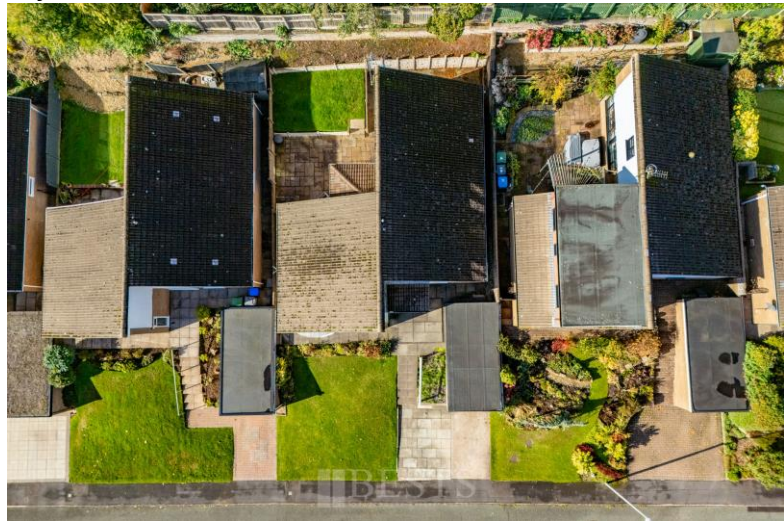
Bathroom

Having a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and shower attachment, splash back tiling, tiled floor, large chrome effect heated towel rail, PVC double glazed window to side elevation, fitted mini ceiling down lighters and extractor fan.



Externally

Property stands in an elevated position along Norton View, Halton Village being fronted by a laid lawn garden with planted borders whilst a driveway provides off road parking and leads to a detached single garage with metal up and over door, to the rear there is a manageable size garden with Indian stone paved patio, raised lawn and raised planting beds all of which enjoys a fair degree of privacy.



Useful information about this property:

- Halton Village Location
- Chain Free
- Freehold Tenure
- Extended
- En Suite
- Well Proportioned Throughout
- Great Layout for Family Living
- Council tax band: D

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